



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660075134													
Parcel ID	000000-00-0-21628-010-0003													
Cadastral ID	22-21-14-05790													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	335340													
C&M HOLDINGS LLC														
PO BOX 538 OWASSO OK 74055-0000														
Parcel Location														
Situs	08813 N 145TH E AVE													
Subdivision	PRESTON LAKES													
Lot/Block	0003 / 0010	Parcel Size	1 - Lots											
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	5001 - TASC 2016													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28222857 -95.81168886														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>01-1029-C</td> <td>(COM) R5 FOR IMPROVEMENTS</td> <td>12/2001</td> <td>01/2006</td> <td>104,580</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	01-1029-C	(COM) R5 FOR IMPROVEMENTS	12/2001	01/2006	104,580
Number	Description	Opened	Closed	Amount										
01-1029-C	(COM) R5 FOR IMPROVEMENTS	12/2001	01/2006	104,580										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	COUNTY RECORDS INC	08/04/2021	635,000	YES					
					1833/1	COLEMAN, ERNEST R & LYNN D-&	12/06/2006	400,000	YES					
					1432/322	CHUMLEY & ASSOCIATES INC	11/20/2002	150,000	5					
					1325/187	PRESTON LAKES, LLC	10/10/2001	80,000	5					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2022	Land Value	25,138	25,138	11%	2,765	Assessed	76,950	7,538.02					
Year Frozen	0	Improvements	684,888	674,406		74,185	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	710,026	699,544		76,950	Total Taxable	76,950	7,538.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660075134	C&M HOLDINGS LLC			40	692,393	0	73,285	7,179.00					
2024	2024-660075134	C&M HOLDINGS LLC			40	634,508	0	69,795	6,705.00					
2023	2023-660075134	C&M HOLDINGS LLC			40	635,000	0	69,850	6,546.00					
2022	2022-660075134	C&M HOLDINGS LLC			40	606,650	0	66,731	6,538.00					
2021	2021-660075134	C&M HOLDINGS LLC			40	406,877	0	44,756	4,330.00					
2020	2020-660075134	COUNTY RECORDS INC			40	406,877	0	44,756	4,329.00					
2019	2019-660075134	COUNTY RECORDS INC			40	410,432	0	43,948	4,255.00					
2018	2018-660075134	COUNTY RECORDS INC			40	380,502	0	41,855	3,903.00					
2017	2017-660075134	COUNTY RECORDS INC			40	380,502	0	41,855	3,939.00					
2016	2016-660075134	COUNTY RECORDS INC			40	380,502	0	40,339	3,812.00					
2015	2015-660075134	COUNTY RECORDS INC			40	349,254	0	38,418	3,663.00					
2014	2014-660075134	COUNTY RECORDS INC			40	349,254	0	38,418	3,701.00					
2013	2013-660075134	COUNTY RECORDS INC			40	349,254	0	38,418	3,620.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	20000		
Non-Ag Acres	0.462		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	20,110.00 x 1.25 = 25,138		
Factor Value	0		
Adjustments			
Lot Value	25,138		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999868
Total Building Area	3,164	Image Date	5/25/2022
Total Base Value	686,525	Name	IMG_0003.JPG
Modifier Value		Description	\\tsclient\T\TOM\COMMERCIAL PICS\2022-05-23\IMG_0003.JPG
Misc Improvements			
Replacement Cost New	686,525		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	665,929		
Economic Depreciation			
RCNLD (All Sources)	665,929		
Depreciated Improvements			
Outbuilding Value	18,959		
Total Improvement Value	684,888		
Land Value	25,138		
Cost Approach Value	710,026	224.41/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	18,959
Miscellaneous Income		Land Value	25,138
Effective Gross Income (EGI)		Total Appraised Value	710,026
Total Expenses			224.41/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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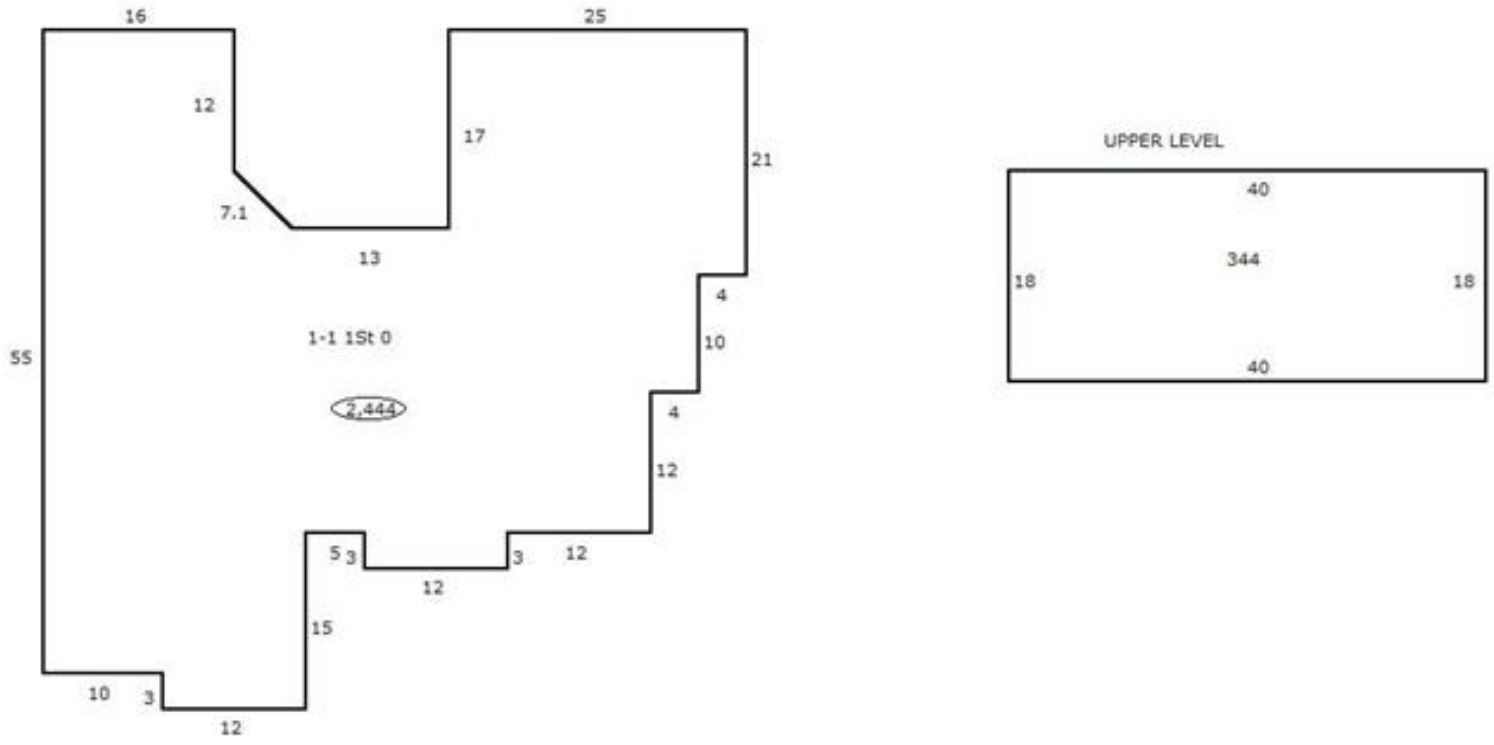
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	2,444	1.000	2,444
2	U	344		13	344	720	1.000	720
3	N	0		13	UPPER LEVEL		0.000	
Total Building Area						2,444		2,444



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Account 660075134
Parcel ID 000000-00-0-21628-010-0003
Cadastral ID 22-21-14-05790

Tax Area Code 40
Property Class UCP
Owners Name C&M HOLDINGS LLC

Building Data

Building ID 1649
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,164
Average Perimeter 194
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 2005
Effective Age 6
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 5 - Very Good
Condition 5 - Very Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 135.35
Wall Cost 59.23
HVAC Cost 22.40
Basement Cost 0.00
Total Base Cost 216.98
Total Area 3,164
Base RCN 686,525
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 686,525
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (20,596)
Total RCNLD 665,929
Lump Sums
Total Building Value 665,929 \$ 210.47 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	WOOD CANOPY 78SF	0x0x0			1,657
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 1,657)			1,657	166		1,491
FLV		CONC SLAB 78SF	0x0x0			390
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 390)			390	39		351
FLV		WOOD CANOPY 3*5	0x0x0			318
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 318)			318	32		286
PACN		PAVING - CONCRETE	0x0x0			4,760
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.42 x 4,760)			21,039	4,208		16,831
Total Site Improvement Value						18,959