




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 660002328 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-01000 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335621 LODGE APARTMENTS LLC C/O FERGUSON PROPERTY GROUP 11063-D S MEMORIAL DR #539 TULSA OK 74133-0000 Parcel Location Situs 00514 BLUE STARR DR Subdivision Lot/Block / Parcel Size .75 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-13\IMG_000 4/13/2023</p>																																																	
Legal Description Lat/Long: 36.32228891 -95.59514924																																																						
E 124.5' W 582.4' N 264' S 297.5' SW SW SW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	KOELLER, CAROL SUE & HILL, MARION L & COLLINS, VIOLA M GILLIAM	08/27/2021 04/18/2011 05/29/1996	150,000 0 90,000	YES 4 Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 28,853</td> <td>28,853</td> <td>11%</td> <td>3,174</td> <td>Assessed</td> <td>3,174</td> <td>293.37</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 28,853</td> <td>28,853</td> <td> </td> <td>3,174</td> <td>Total Taxable</td> <td>3,174</td> <td>293.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value 28,853	28,853	11%	3,174	Assessed	3,174	293.37	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 28,853	28,853		3,174	Total Taxable	3,174	293.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002328	LODGE APARTMENTS LLC	17	28,853	0	3,174	293.00																																															
2024	2024-660002328	LODGE APARTMENTS LLC	17	28,853	0	3,174	293.00																																															
2023	2023-660002328	LODGE APARTMENTS LLC	17	150,000	0	16,501	1,511.00																																															
2022	2022-660002328	LODGE APARTMENTS LLC	17	150,000	0	16,501	1,527.00																																															
2021	2021-660002328	LODGE APARTMENTS LLC	17	145,000	0	15,951	1,408.00																																															
2020	2020-660002328	KOELLER, CAROL SUE &	17	146,023	0	16,019	1,467.00																																															
2019	2019-660002328	KOELLER, CAROL SUE &	17	138,296	0	15,213	1,409.00																																															
2018	2018-660002328	KOELLER, CAROL SUE &	17	144,974	0	15,948	1,474.00																																															
2017	2017-660002328	KOELLER, CAROL SUE &	17	143,492	0	15,785	1,450.00																																															
2016	2016-660002328	KOELLER, CAROL SUE &	17	139,963	0	15,396	1,445.00																																															
2015	2015-660002328	KOELLER, CAROL SUE &	17	135,929	0	14,953	1,349.00																																															
2014	2014-660002328	KOELLER, CAROL SUE &	17	140,165	0	15,419	1,430.00																																															
2013	2013-660002328	KOELLER, CAROL SUE &	17	134,513	0	14,797	1,354.00																																															



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7527		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	32,788.00 x .88 = 28,853		
Factor Value			
Adjustments	1.0000		
Lot Value	28,853		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	114,078 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	28,853
Indicated Value	28,853 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	28,853 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 28,853
Total Area	x 0	Indicated Value	= 28,853
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Sketch Image

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