




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003861 Parcel ID 000000-00-0-10350-001-0001 Cadastral ID 05-21-16-01060 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326157 1400 BLUE STARR LLC 11063-D S MEMORIAL DR #539 TULSA OK 74133-0000 Parcel Location Situs 01400 W BLUE STARR DR Subdivision PARKWAY Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">06/05/2023 09:08</p>																																																																																																																				
Legal Description Lot/Long: 36.32260364 -95.62486789 LOT 1 BLOCK 1 PARKWAY										REVAL 2024 6/12/2023 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>BLDPC-19-043</td> <td>CV23-NEW CONSTRUCTION</td> <td>10/2020</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	BLDPC-19-043	CV23-NEW CONSTRUCTION	10/2020	01/2022																																																																																																		
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Rogers

Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 252,648.00 x .52 = 130,680</p> <p>Factor Value 0</p> <p>Adjustments 194.14%</p> <p>Lot Value 253,702</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 94,662</p> <p>Total Base Value 10,378,290</p> <p>Modifier Value</p> <p>Misc Improvements 64,612</p> <p>Replacement Cost New 10,442,902</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 5,650,120</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 5,650,120</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 5,650,120</p> <p>Land Value 253,702</p> <p>Cost Approach Value 5,903,822 62.37/SqFt</p>	<p>Image ID 1026469</p> <p>Image Date 6/12/2023</p> <p>Name IMG_0001.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 253,702</p> <p>Total Appraised Value 5,903,822 62.37/SqFt</p>



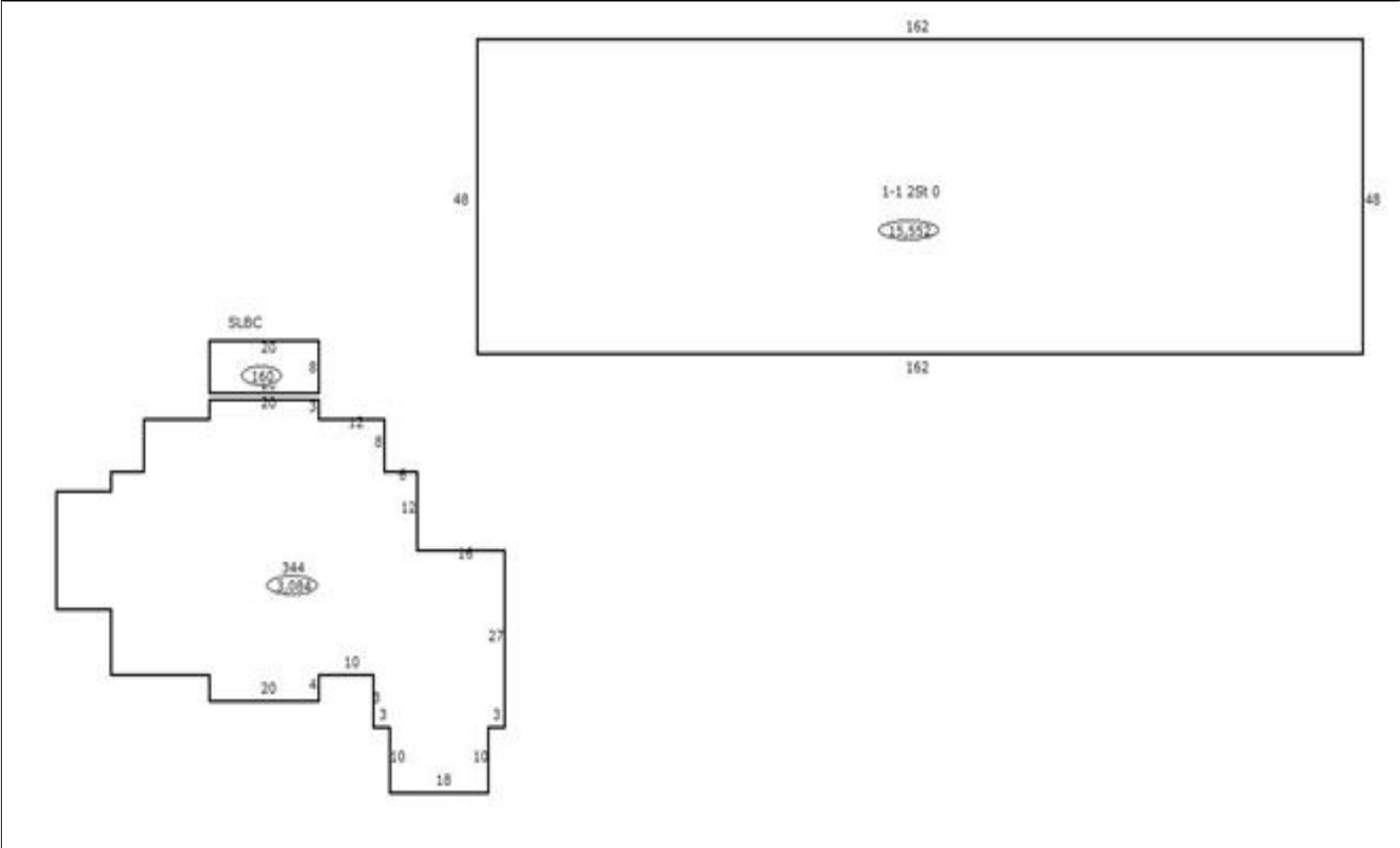
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Assessment Property Record Card for Tax Year 2026

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Sketch Image

660003861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	1-1 2St 0	7,776	2.000	15,552
2	C	344		20	344	3,084	1.000	3,084
3	M	PRCH		20	SLBC	160	1.000	160
Total Building Area						10,860		18,636



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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4767
Building Sequence 1
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 14,724
Average Perimeter 546
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1995
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 IMG_0005.JPG
Image Date 6/12/2023
Image Name IMG_0005.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 77.40
Wall Cost 12.38
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 107.26
Total Area 14,724
Base RCN 1,579,296
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,579,296
Physical Depreciation 16%
Functional Depreciation 10%
Total Depreciation 24% (379,031)
Total RCNLD 1,200,265
Lump Sums
Total Building Value 1,200,265 \$ 81.52 Per SqFt



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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4766
Building Sequence 2
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,538
Average Perimeter 268
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1978
Effective Age 24
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 IMG_0003.JPG
Image Date 6/12/2023
Image Name IMG_0003.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 77.63
Wall Cost 11.86
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 106.97
Total Area 7,538
Base RCN 806,340
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 806,340
Physical Depreciation 53%
Functional Depreciation 10%
Total Depreciation 58% (467,677)
Total RCNLD 338,663
Lump Sums
Total Building Value 338,663 \$ 44.93 Per SqFt



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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4765
Building Sequence 3
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,632
Average Perimeter 270
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1978
Effective Age 24
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 1
Zone Description
Base Cost 77.60
Wall Cost 11.81
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 106.89
Total Area 7,632
Base RCN 815,784
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 815,784
Physical Depreciation 53%
Functional Depreciation 10%
Total Depreciation 58% (473,155)
Total RCNLD 342,629
Lump Sums
Total Building Value 342,629 \$ 44.89 Per SqFt



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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4751
Building Sequence 4
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,564
Average Perimeter 290
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1978
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 1
Zone Description
Base Cost 77.44
Wall Cost 11.30
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 106.22
Total Area 8,564
Base RCN 909,668
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 909,668
Physical Depreciation 53%
Functional Depreciation 10%
Total Depreciation 58% (527,607)
Total RCNLD 382,061
Lump Sums
Total Building Value 382,061 \$ 44.61 Per SqFt



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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4749
Building Sequence 5
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,538
Average Perimeter 268
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1978
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 1
Zone Description
Base Cost 77.63
Wall Cost 11.86
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 106.97
Total Area 7,538
Base RCN 806,340
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 806,340
Physical Depreciation 53%
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Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4741
Building Sequence 6
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 15,626
Average Perimeter 540
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1975
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

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Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 77.22
Wall Cost 10.58
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 105.28
Total Area 15,626
Base RCN 1,645,105
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,645,105
Physical Depreciation 61%
Functional Depreciation 10%
Total Depreciation 65% (1,069,318)
Total RCNLD 575,787
Lump Sums
Total Building Value 575,787 \$ 36.85 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:04:47
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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4739
Building Sequence 7
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,202
Average Perimeter 332
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1975
Effective Age
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
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 1
Zone Description
Base Cost 78.31
Wall Cost 14.11
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 109.90
Total Area 7,202
Base RCN 791,500
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 791,500
Physical Depreciation 61%
Functional Depreciation 10%
Total Depreciation 65% (514,475)
Total RCNLD 277,025
Lump Sums
Total Building Value 277,025 \$ 38.47 Per SqFt



Rogers

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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4737
Building Sequence 8
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,202
Average Perimeter 332
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1 0
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 78.31
Wall Cost 14.11
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 109.90
Total Area 7,202
Base RCN 791,500
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 791,500
Physical Depreciation 61%
Functional Depreciation 10%
Total Depreciation 65% (514,475)
Total RCNLD 277,025
Lump Sums
Total Building Value 277,025 \$ 38.47 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Account 660003861
Parcel ID 000000-00-0-10350-001-0001
Cadastral ID 05-21-16-01060

Tax Area Code 17
Property Class UCP
Owners Name 1400 BLUE STARR LLC

Building Data

Building ID 4735
Building Sequence 9
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,084
Average Perimeter 292
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 10 - Cavity Brick
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gambrel
Roof Cover Composition

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

Building Image



Image Information

Image Name IMG_0001.JPG
Image Date 6/12/2023
Image Name IMG_0001.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 93.20
Wall Cost 122.64
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 232.56
Total Area 3,084
Base RCN 717,215
Misc Impr Value 64,612

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 781,827
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (15,637)
Total RCNLD 766,190
Lump Sums
Total Building Value 766,190 \$ 248.44 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
SG	SWIM-GUNITE	2020	1	1	30,000.00		30,000	
PACN	PAVING - CONCRETE	2020	5064	5,064	4.42		22,383	
PRCH	SLAB PORCH - COVERED		20x8	160	76.43		12,229	
Total Misc Improvement								64,612



Rogers

Assessment Property Record Card for Tax Year 2026

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Account	660003861	Tax Area Code	17
Parcel ID	000000-00-0-10350-001-0001	Property Class	UCP
Cadastral ID	05-21-16-01060	Owners Name	1400 BLUE STARR LLC

Building Data

Building ID	4412
Building Sequence	10
Occupancy 1	352 Multiple Res (Low Rise) 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	15,552
Average Perimeter	420
Number Of Storys	2.00
Average Wall Ht	8.00
Year Built	1995
Effective Age	16
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	95 - Stud Vinyl Siding
Heating/Cooling	7 - Package Unit
Roof Type	
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	1
Zone Description	
Base Cost	67.67
Wall Cost	12.30
HVAC Cost	17.48
Basement Cost	0.00
Total Base Cost	97.45
Total Area	15,552
Base RCN	1,515,542
Misc Impr Value	

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	1,515,542
Physical Depreciation	16%
Functional Depreciation	10%
Total Depreciation	24% (363,730)
Total RCNLD	1,151,812
Lump Sums	
Total Building Value	1,151,812 \$ 74.06 Per SqFt