



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                           |                            |                  |                  | Primary Image   |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
|---|---------------------------|----------------------------|------------------|------------------|---|----------------------------|----------------------|----------------------|--------------------|---|--|--|--|--|--------|-------------|--------|--------|--------|
| <b>Account</b> 660004418<br><b>Parcel ID</b> 21N16E-05-3-00000-000-0000<br><b>Cadastral ID</b> 05-21-16-14600<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> UC VI Area 1<br><b>Tax Area</b> 17 - CLAREMORE OT<br><b>Name ID</b> 326157<br>1400 BLUE STARR LLC<br><br>11063-D S MEMORIAL DR #539<br>TULSA OK 74133-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 01501 VALLEY PKWY<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 3.94 - Acres<br><b>Sec/Twn/Rng</b> 5 / 21 / 16 / 3<br><b>Neighborhood</b> 5001 - TASC 2016<br><b>School District</b> S001 - CLAREMORE SCHOOLS |                           |                            |                  |                  | <p style="text-align: right; color: orange;">05/18/2023 11-25</p> |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| <b>Legal Description</b> Lat/Long: 36.32282515 -95.62686036<br>BEG 155' S NE/C SW SE SW, S 330.68, W 519.23', N 330.68', E 529.23' TO POB   |                           |                            |                  |                  |   |                            |                      |                      |                    | <b>REVAL 2024</b> 5/23/2023<br><b>Building Permits</b> <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>R19</td> <td>CV23-BUILDING NEW APT. TA</td> <td>12/2019</td> <td>01/2022</td> <td></td> </tr> </tbody> </table> |  |  |  |  | Number | Description | Opened | Closed | Amount |
| Number  | Description               | Opened                     | Closed           | Amount           |   |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| R19   | CV23-BUILDING NEW APT. TA | 12/2019                    | 01/2022          |                  |   |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| Exemptions  |                           |                            |                  |                  | Sale History  |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| <b>Code</b>   | <b>Type</b>               | <b>Active</b>              | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>             | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |   |  |  |  |  |        |             |        |        |        |
|   |                           |                            |                  |                  | /   | CHALET 1400 APARTMENTS LLC | 03/29/2019           | 300,000              | YES                |   |  |  |  |  |        |             |        |        |        |
|   |                           |                            |                  |                  | 1538/707  | LEE, JACK G & ET AL        | 10/15/2003           | 0                    | 4                  |   |  |  |  |  |        |             |        |        |        |
|   |                           |                            |                  |                  | 1103/401  | HIGHFILL, BOB ET AL        | 03/16/1998           | 0                    | No                 |   |  |  |  |  |        |             |        |        |        |
|   |                           |                            |                  |                  | 1089/976  | HIGHFILL, BOB W            | 11/26/1997           | 135,000              | Yes                |   |  |  |  |  |        |             |        |        |        |
| Parcel Valuation  |                           |                            |                  |                  |   |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| <b>Source</b>   | <b>REAL</b>               |                            | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>            | <b>Levy Rate</b>     | 92.430               | <b>Current Tax</b> |   |  |  |  |  |        |             |        |        |        |
| <b>Remove Cap</b>   | 2020                      | <b>Land Value</b>          | 300,003          | 300,003          | 11%   | 33,000                     | <b>Assessed</b>      | 1,078,970            | 99,729.20          |   |  |  |  |  |        |             |        |        |        |
| <b>Year Frozen</b>  | 0                         | <b>Improvements</b>        | 12,110,968       | 9,508,821        |   | 1,045,970                  | <b>Penalty</b>       | 0                    |                    |   |  |  |  |  |        |             |        |        |        |
| <b>Uncapped Value</b>   | 0                         | <b>Mobile Home</b>         | 0                | 0                |   | 0                          | <b>Exemption</b>     | 0                    | 0.00               |   |  |  |  |  |        |             |        |        |        |
| <b>TIF Project ID</b>   | 0                         | <b>Total Value</b>         | 12,410,971       | 9,808,824        |   | 1,078,970                  | <b>Total Taxable</b> | 1,078,970            | 99,729.00          |   |  |  |  |  |        |             |        |        |        |
| Assessment History  |                           |                            |                  |                  |   |                            |                      |                      |                    |   |  |  |  |  |        |             |        |        |        |
| <b>Tax Year</b>   | <b>Statement Number</b>   | <b>Billed Owner</b>        |                  |                  | <b>Tax Area</b>   | <b>Total Value</b>         | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |   |  |  |  |  |        |             |        |        |        |
| 2025  | 2025-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 12,065,251                 | 0                    | 1,027,591            | 94,980.00          |   |  |  |  |  |        |             |        |        |        |
| 2024  | 2024-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 11,498,872                 | 0                    | 978,658              | 90,448.00          |   |  |  |  |  |        |             |        |        |        |
| 2023  | 2023-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 8,473,233                  | 0                    | 932,055              | 85,376.00          |   |  |  |  |  |        |             |        |        |        |
| 2022  | 2022-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 8,474,083                  | 0                    | 932,149              | 86,289.00          |   |  |  |  |  |        |             |        |        |        |
| 2021  | 2021-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 8,880,527                  | 0                    | 976,858              | 86,257.00          |   |  |  |  |  |        |             |        |        |        |
| 2020  | 2020-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 300,003                    | 0                    | 33,000               | 3,022.00           |   |  |  |  |  |        |             |        |        |        |
| 2019  | 2019-660004418            | 1400 BLUE STARR LLC        |                  |                  | 17  | 152,053                    | 0                    | 16,726               | 1,549.00           |   |  |  |  |  |        |             |        |        |        |
| 2018  | 2018-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 152,053                    | 0                    | 16,726               | 1,545.00           |   |  |  |  |  |        |             |        |        |        |
| 2017  | 2017-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 152,053                    | 0                    | 16,726               | 1,536.00           |   |  |  |  |  |        |             |        |        |        |
| 2016  | 2016-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 151,153                    | 0                    | 16,627               | 1,561.00           |   |  |  |  |  |        |             |        |        |        |
| 2015  | 2015-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 151,153                    | 0                    | 16,627               | 1,500.00           |   |  |  |  |  |        |             |        |        |        |
| 2014  | 2014-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 151,153                    | 0                    | 16,627               | 1,542.00           |   |  |  |  |  |        |             |        |        |        |
| 2013  | 2013-660004418            | CHALET 1400 APARTMENTS LLC |                  |                  | 17  | 151,153                    | 0                    | 16,627               | 1,522.00           |   |  |  |  |  |        |             |        |        |        |



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## Assessment Property Record Card for Tax Year 2026

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| Lot Data                     |                            | Primary Image             |               |
|------------------------------|----------------------------|---------------------------|---------------|
| Lot Size                     | 0 x 0                      |                           |               |
| Lot Count                    | 0                          |                           |               |
| Units Buildable              |                            |                           |               |
| Non-Ag Acres                 | 0                          |                           |               |
| Topography                   |                            |                           |               |
| Street Access                |                            |                           |               |
| Utilities                    |                            |                           |               |
| Amenities                    | 0                          |                           |               |
|                              | 0                          |                           |               |
| Value Model                  | 1835 COMM                  |                           |               |
| Value Method                 | Square-Foot                |                           |               |
| Base Lot Value               | 173,813.00 x .61 = 106,573 |                           |               |
| Factor Value                 | 0                          |                           |               |
| Adjustments                  | 281.5%                     |                           |               |
| Lot Value                    | 300,003                    |                           |               |
| Cost Approach                |                            | Image Information         |               |
| Manual Date                  | 01/2025                    | Image ID                  | 1024677       |
| Total Building Area          | 84,876                     | Image Date                | 5/23/2023     |
| Total Base Value             | 11,823,196                 | Name                      | IMG_0030.JPG  |
| Modifier Value               |                            | Description               | REVAL 2024    |
| Misc Improvements            | 410,105                    |                           |               |
| Replacement Cost New         | 12,233,301                 |                           |               |
| Phys/Func Depreciation Loss  | ()                         |                           |               |
| RCN Less Phys/Func           | 12,110,968                 |                           |               |
| Economic Depreciation        |                            |                           |               |
| RCNLD (All Sources)          | 12,110,968                 |                           |               |
| Depreciated Improvements     |                            |                           |               |
| Outbuilding Value            |                            |                           |               |
| Total Improvement Value      | 12,110,968                 |                           |               |
| Land Value                   | 300,003                    |                           |               |
| Cost Approach Value          | 12,410,971                 | 146.22/SqFt               |               |
| Income Approach              |                            | Value Reconciliation      |               |
| Potential Gross Income (PGI) |                            | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss    |                            | Total Improvement Value   |               |
| Miscellaneous Income         |                            | Land Value                | 300,003       |
| Effective Gross Income (EGI) |                            | Total Appraised Value     | 12,410,971    |
| Total Expenses               |                            |                           | 146.22/SqFt   |
| Net Operating Income (NOI)   |                            |                           |               |
| Income Capitalization Rate   |                            |                           |               |
| Indicated Value              | 0.00                       |                           |               |



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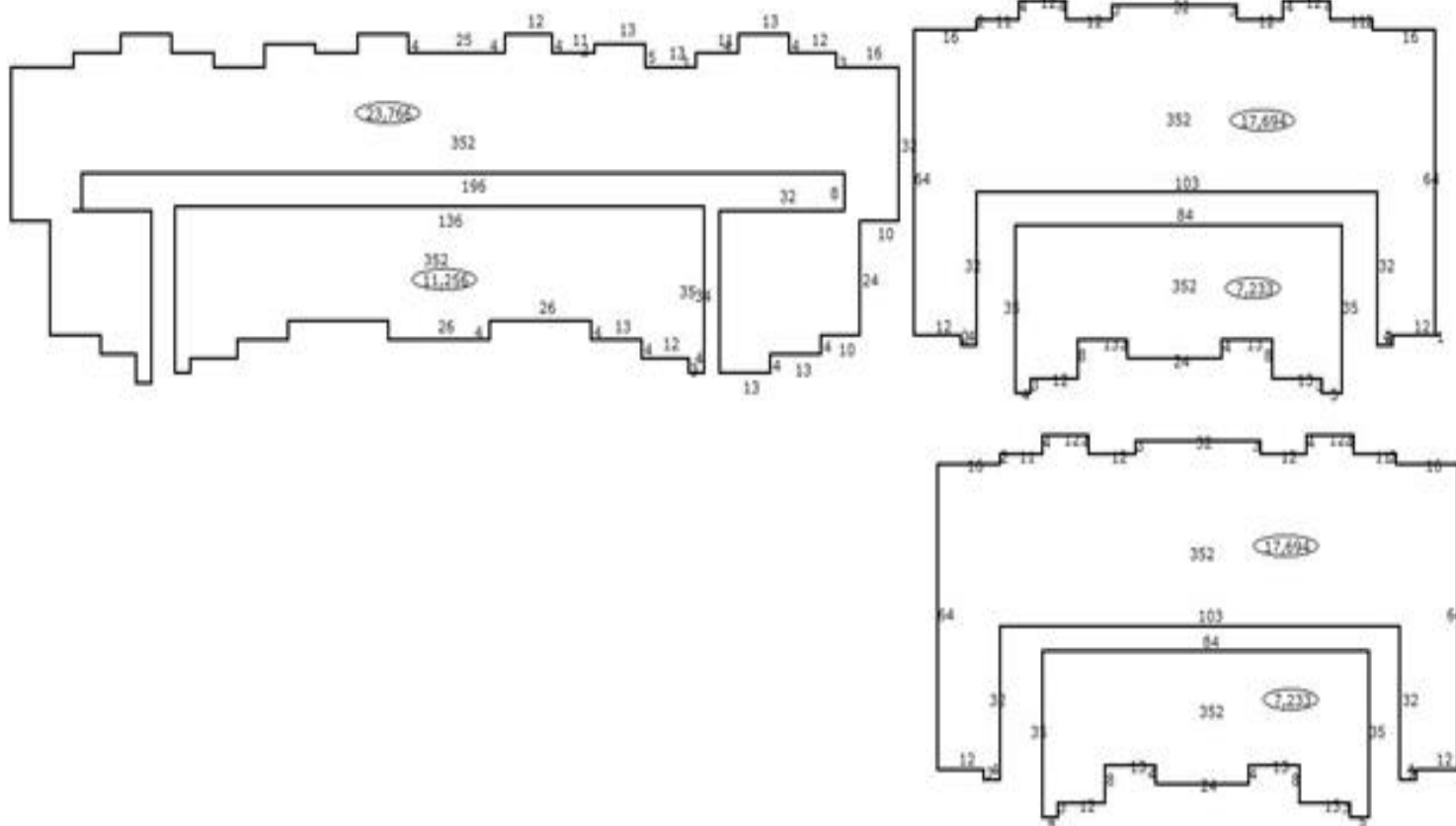
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### Sketch Image

660004418



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area     | Multiplier | Total Area    |
|----------------------------|------|------|------------|-------|---------------|---------------|------------|---------------|
| 1                          | C    | 352  |            | 30    | 352           | 5,898         | 3.000      | 17,694        |
| 2                          | C    | 352  |            | 30    | 352           | 2,411         | 3.000      | 7,233         |
| 3                          | C    | 352  |            | 30    | 352           | 5,898         | 3.000      | 17,694        |
| 4                          | C    | 352  |            | 30    | 352           | 2,411         | 3.000      | 7,233         |
| 5                          | C    | 352  |            | 30    | 352           | 7,922         | 3.000      | 23,766        |
| 6                          | C    | 352  |            | 30    | 352           | 3,752         | 3.000      | 11,256        |
| <b>Total Building Area</b> |      |      |            |       |               | <b>28,292</b> |            | <b>84,876</b> |



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Account 660004418  
Parcel ID 21N16E-05-3-00000-000-0000  
Cadastral ID 05-21-16-14600

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

### Building Data

Building ID 4759  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 35,022  
Average Perimeter 1,206  
Number Of Storys 3.00  
Average Wall Ht 10.00  
Year Built 2020  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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\_0030.JPG  
Image Date 5/23/2023  
Image Name IMG\_0030.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 98.78  
Wall Cost 24.37  
HVAC Cost 20.32  
Basement Cost 0.00  
Total Base Cost 143.47  
Total Area 35,022  
Base RCN 5,024,606  
Misc Impr Value 410,105

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 5,434,711  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (54,347)  
Total RCNLD 5,380,364  
Lump Sums  
Total Building Value 5,380,364 \$ 153.63 Per SqFt

### Miscellaneous Improvements

| Code | Description          | Year | Size | Units | Unit Cost | Depr | Value  |
|------|----------------------|------|------|-------|-----------|------|--------|
| PRCH | SLAB PORCH - COVERED | 2020 | 13x6 | 78    | 124.71    |      | 9,727  |
| PRCH | SLAB PORCH - COVERED | 2020 | 13X6 | 78    | 124.71    |      | 9,727  |
| PRCH | SLAB PORCH - COVERED | 2020 | 12X6 | 72    | 125.09    |      | 9,006  |
| PRCH | SLAB PORCH - COVERED | 2020 | 12X6 | 72    | 125.09    |      | 9,006  |
| PRCH | SLAB PORCH - COVERED | 2020 | 13X6 | 78    | 124.71    |      | 9,727  |
| PRCH | SLAB PORCH - COVERED | 2020 | 13X6 | 78    | 124.71    |      | 9,727  |
| PRCH | SLAB PORCH - COVERED | 2020 | 26X6 | 156   | 120.05    |      | 18,728 |
| PRCH | SLAB PORCH - COVERED | 2020 | 26X6 | 156   | 120.05    |      | 18,728 |
| PRCH | SLAB PORCH - COVERED | 2020 | 24X6 | 144   | 120.74    |      | 17,387 |
| BALW | BALCONY - WOOD       | 2020 | 13X6 | 78    | 35.19     |      | 2,745  |
| BALW | BALCONY - WOOD       | 2020 | 13X6 | 78    | 35.19     |      | 2,745  |
| BALW | BALCONY - WOOD       | 2020 | 13X6 | 78    | 35.19     |      | 2,745  |
| BALW | BALCONY - WOOD       | 2020 | 13X6 | 78    | 35.19     |      | 2,745  |
| BALW | BALCONY - WOOD       | 2020 | 12X6 | 72    | 35.19     |      | 2,534  |
| BALW | BALCONY - WOOD       | 2020 | 13X6 | 78    | 35.19     |      | 2,745  |
| BALW | BALCONY - WOOD       | 2020 | 12X6 | 72    | 35.19     |      | 2,534  |

|      |                      |      |       |        |        |         |
|------|----------------------|------|-------|--------|--------|---------|
| BALW | BALCONY - WOOD       | 2020 | 26X6  | 156    | 35.19  | 5,490   |
| BALW | BALCONY - WOOD       | 2020 | 26X6  | 156    | 35.19  | 5,490   |
| BALW | BALCONY - WOOD       | 2020 | 24X6  | 144    | 35.19  | 5,067   |
| BALW | BALCONY - WOOD       | 2020 | 26X6  | 156    | 35.19  | 5,490   |
| BALW | BALCONY - WOOD       | 2020 | 26X6  | 156    | 35.19  | 5,490   |
| BALW | BALCONY - WOOD       | 2020 | 24X6  | 144    | 35.19  | 5,067   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 12X6  | 72     | 35.19  | 2,534   |
| PRCH | SLAB PORCH - COVERED | 2020 | 12X6  | 72     | 125.09 | 9,006   |
| PRCH | SLAB PORCH - COVERED | 2020 | 12X6  | 72     | 125.09 | 9,006   |
| BALW | BALCONY - WOOD       | 2020 | 12X6  | 72     | 35.19  | 2,534   |
| BALW | BALCONY - WOOD       | 2020 | 12X6  | 72     | 35.19  | 2,534   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| PRCH | SLAB PORCH - COVERED | 2020 | 13X6  | 78     | 124.71 | 9,727   |
| PRCH | SLAB PORCH - COVERED | 2020 | 13X6  | 78     | 124.71 | 9,727   |
| BALW | BALCONY - WOOD       | 2020 | 12X6  | 72     | 35.19  | 2,534   |
| BALW | BALCONY - WOOD       | 2020 | 12X6  | 72     | 35.19  | 2,534   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| BALW | BALCONY - WOOD       | 2020 | 13X6  | 78     | 35.19  | 2,745   |
| PAVA | PAVING - ASPHALT     | 2020 | 51425 | 51,425 | 3.41   | 175,359 |

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**Total Misc Improvement** 410,105



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Account 660004418  
Parcel ID 21N16E-05-3-00000-000-0000  
Cadastral ID 05-21-16-14600

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

### Building Data

Building ID 4757  
Building Sequence 2  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 24,927  
Average Perimeter 760  
Number Of Storys 3.00  
Average Wall Ht 7.00  
Year Built 2020  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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\_0031.JPG  
Image Date 5/23/2023  
Image Name IMG\_0031.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 98.09  
Wall Cost 17.96  
HVAC Cost 20.32  
Basement Cost 0.00  
Total Base Cost 136.37  
Total Area 24,927  
Base RCN 3,399,295  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 3,399,295  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (33,993)  
Total RCNLD 3,365,302  
Lump Sums  
Total Building Value 3,365,302 \$ 135.01 Per SqFt



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Account 660004418  
Parcel ID 21N16E-05-3-00000-000-0000  
Cadastral ID 05-21-16-14600

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

### Building Data

Building ID 4756  
Building Sequence 3  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 24,927  
Average Perimeter 760  
Number Of Storys 3.00  
Average Wall Ht 7.00  
Year Built 2020  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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\_0032.JPG  
Image Date 5/23/2023  
Image Name IMG\_0032.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 98.09  
Wall Cost 17.96  
HVAC Cost 20.32  
Basement Cost 0.00  
Total Base Cost 136.37  
Total Area 24,927  
Base RCN 3,399,295  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 3,399,295  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (33,993)  
Total RCNLD 3,365,302  
Lump Sums  
Total Building Value 3,365,302 \$ 135.01 Per SqFt