



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:04:55
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028878 Parcel ID 000000-00-0-20030-001-00171019 Cadastral ID 34-20-14-03130 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 325733 SAPPHIRE SQUID LLC 4214 E 97TH ST TULSA OK 74137-0000 Parcel Location Situs 00625 N 151ST E AVE Subdivision CLAMPITT ACRES Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660028878_001.JPG 9/30/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16481075 -95.80811632																																																																																																																									
LOT 17 BLOCK 1 CLAMPITT ACRES					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>CV20</td> <td>CV23-NEW BLDG-NEW BUSINESS</td> <td>02/2020</td> <td>05/2022</td> <td></td> </tr> <tr> <td>R19</td> <td>R20- SPLIT</td> <td>11/2018</td> <td>10/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV20	CV23-NEW BLDG-NEW BUSINESS	02/2020	05/2022		R19	R20- SPLIT	11/2018	10/2019																																																																																																		
Number	Description	Opened	Closed	Amount																																																																																																																					
CV20	CV23-NEW BLDG-NEW BUSINESS	02/2020	05/2022																																																																																																																						
R19	R20- SPLIT	11/2018	10/2019																																																																																																																						
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RICHARD C GARDNER REAL ESTATE-</td> <td>08/30/2018</td> <td>375,000</td> <td>WG</td> </tr> <tr> <td>2430/918</td> <td>FELITSKY, CHRISTINE M</td> <td>10/06/2014</td> <td>175,000</td> <td>WG</td> </tr> <tr> <td>1639/454</td> <td>FELITSKY, TIMOTHY L</td> <td>11/01/2004</td> <td>0</td> <td>4</td> </tr> <tr> <td>1352/267</td> <td>FELITSKY, TONY R & JOANNA</td> <td>03/11/2001</td> <td>0</td> <td>4</td> </tr> <tr> <td>1059/778</td> <td>ROWE, ERNEST L</td> <td>04/01/1997</td> <td>60,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RICHARD C GARDNER REAL ESTATE-	08/30/2018	375,000	WG	2430/918	FELITSKY, CHRISTINE M	10/06/2014	175,000	WG	1639/454	FELITSKY, TIMOTHY L	11/01/2004	0	4	1352/267	FELITSKY, TONY R & JOANNA	03/11/2001	0	4	1059/778	ROWE, ERNEST L	04/01/1997	60,000	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	RICHARD C GARDNER REAL ESTATE-	08/30/2018	375,000	WG																																																																																																																					
2430/918	FELITSKY, CHRISTINE M	10/06/2014	175,000	WG																																																																																																																					
1639/454	FELITSKY, TIMOTHY L	11/01/2004	0	4																																																																																																																					
1352/267	FELITSKY, TONY R & JOANNA	03/11/2001	0	4																																																																																																																					
1059/778	ROWE, ERNEST L	04/01/1997	60,000	No																																																																																																																					
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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 56,523</td> <td>56,523</td> <td>11%</td> <td>6,218</td> <td>Assessed</td> <td>6,218</td> <td>663.21</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 56,523</td> <td>56,523</td> <td></td> <td>6,218</td> <td>Total Taxable</td> <td>6,218</td> <td>663.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2019	Land Value 56,523	56,523	11%	6,218	Assessed	6,218	663.21	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 56,523	56,523		6,218	Total Taxable	6,218	663.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																																																																	
Remove Cap	2019	Land Value 56,523	56,523	11%	6,218	Assessed	6,218	663.21																																																																																																																	
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 56,523	56,523		6,218	Total Taxable	6,218	663.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>663.00</td></tr> <tr><td>2024</td><td>2024-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>656.00</td></tr> <tr><td>2023</td><td>2023-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>638.00</td></tr> <tr><td>2022</td><td>2022-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>624.00</td></tr> <tr><td>2021</td><td>2021-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>547.00</td></tr> <tr><td>2020</td><td>2020-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>551.00</td></tr> <tr><td>2019</td><td>2019-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>56,523</td><td>0</td><td>6,218</td><td>558.00</td></tr> <tr><td>2018</td><td>2018-660028878</td><td>SAPPHIRE SQUID LLC</td><td>1</td><td>15,000</td><td>0</td><td>1,650</td><td>147.00</td></tr> <tr><td>2017</td><td>2017-660028878</td><td>RICHARD C GARDNER REAL ESTATE LLC</td><td>1</td><td>15,000</td><td>0</td><td>1,650</td><td>149.00</td></tr> <tr><td>2016</td><td>2016-660028878</td><td>RICHARD C GARDNER REAL ESTATE LLC</td><td>1</td><td>15,000</td><td>0</td><td>1,650</td><td>147.00</td></tr> <tr><td>2015</td><td>2015-660028878</td><td>RICHARD C GARDNER REAL ESTATE LLC</td><td>1</td><td>15,000</td><td>0</td><td>1,650</td><td>147.00</td></tr> <tr><td>2014</td><td>2014-660028878</td><td>FELITSKY, CHRISTINE M</td><td>1</td><td>15,000</td><td>0</td><td>914</td><td>83.00</td></tr> <tr><td>2013</td><td>2013-660028878</td><td>FELITSKY, CHRISTINE M</td><td>1</td><td>15,000</td><td>0</td><td>871</td><td>78.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	663.00	2024	2024-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	656.00	2023	2023-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	638.00	2022	2022-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	624.00	2021	2021-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	547.00	2020	2020-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	551.00	2019	2019-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	558.00	2018	2018-660028878	SAPPHIRE SQUID LLC	1	15,000	0	1,650	147.00	2017	2017-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	149.00	2016	2016-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	147.00	2015	2015-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	147.00	2014	2014-660028878	FELITSKY, CHRISTINE M	1	15,000	0	914	83.00	2013	2013-660028878	FELITSKY, CHRISTINE M	1	15,000	0	871	78.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	663.00																																																																																																																		
2024	2024-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	656.00																																																																																																																		
2023	2023-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	638.00																																																																																																																		
2022	2022-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	624.00																																																																																																																		
2021	2021-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	547.00																																																																																																																		
2020	2020-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	551.00																																																																																																																		
2019	2019-660028878	SAPPHIRE SQUID LLC	1	56,523	0	6,218	558.00																																																																																																																		
2018	2018-660028878	SAPPHIRE SQUID LLC	1	15,000	0	1,650	147.00																																																																																																																		
2017	2017-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	149.00																																																																																																																		
2016	2016-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	147.00																																																																																																																		
2015	2015-660028878	RICHARD C GARDNER REAL ESTATE LLC	1	15,000	0	1,650	147.00																																																																																																																		
2014	2014-660028878	FELITSKY, CHRISTINE M	1	15,000	0	914	83.00																																																																																																																		
2013	2013-660028878	FELITSKY, CHRISTINE M	1	15,000	0	871	78.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:04:55
 Page 2

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</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 47,705.00 x 1.18 = 56,523</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 56,523</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 56,523</p> <p>Cost Approach Value 56,523</p>	<p>Image Information</p> <p>Image ID 1094743</p> <p>Image Date 9/30/2025</p> <p>Name 001.JPG</p> <p>Description 660028878_001.JPG</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 56,523</p> <p>Total Appraised Value 56,523</p>	