



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:32:41  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 660100513 <b>Parcel ID</b> 000000000-0000062-001-0001 <b>Cadastral ID</b> 08-21-16-23300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 303834 MARAN PROPERTIES LLC  PO BOX 1548 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 01515 BLUE STARR DR <b>Subdivision</b> BLUE STARR APARTMENTS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																	
<b>Legal Description</b> Lot/Long: 36.32132528 -95.62751987																																																																																	
<b>Legal Description</b> LOT 1 BLOCK 1 BLUE STARR APARTMENTS					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																			
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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</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 38,440.00 x 1.25 = 48,050</p> <p>Factor Value 0</p> <p>Adjustments 176.9%</p> <p>Lot Value 85,000</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 12,960</p> <p>Total Base Value 2,606,170</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 2,606,170</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,371,614</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 2,371,614</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 18,931</p> <p>Total Improvement Value 2,390,545</p> <p>Land Value 85,000</p> <p>Cost Approach Value 2,475,545 191.01/SqFt</p>	<p>Image ID 1024264</p> <p>Image Date 5/18/2023</p> <p>Name IMG_0044.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 8.60%</p> <p>Indicated Value 935,326 72.17/SqFt</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 18,931</p> <p>Land Value 85,000</p> <p>Total Appraised Value 2,475,545 191.01/SqFt</p>



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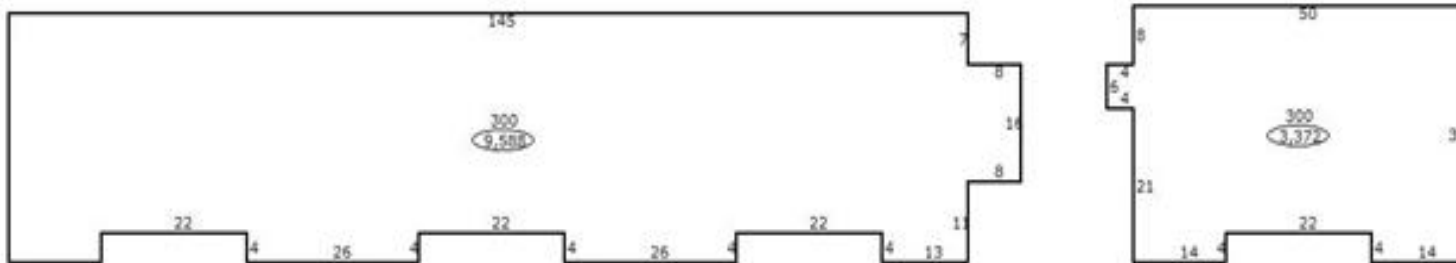
Date 04/18/2026

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Sketch Image

660100513



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		20	300	1,686	2.000	3,372
2	C	300		20	300	4,794	2.000	9,588
<b>Total Building Area</b>						6,480		12,960



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Account 660100513  
Parcel ID 000000000-0000062-001-0001  
Cadastral ID 08-21-16-23300

Tax Area Code 17  
Property Class UCP  
Owners Name MARAN PROPERTIES LLC

### Building Data

Building ID 4226  
Building Sequence 1  
Occupancy 1 300 Apartment 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,372  
Average Perimeter 186  
Number Of Storys 2.00  
Average Wall Ht 10.00  
Year Built 2017  
Effective Age 5  
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 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\_0043.JPG  
Image Date 5/18/2023  
Image Name IMG\_0043.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 83.45  
Wall Cost 126.88  
HVAC Cost 16.25  
Basement Cost 0.00  
Total Base Cost 226.58  
Total Area 3,372  
Base RCN 764,028  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 764,028  
Physical Depreciation 4%  
Functional Depreciation 5%  
Total Depreciation 9% (68,763)  
Total RCNLD 695,265  
Lump Sums  
Total Building Value 695,265 \$ 206.19 Per SqFt



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Account 660100513  
Parcel ID 000000000-0000062-001-0001  
Cadastral ID 08-21-16-23300

Tax Area Code 17  
Property Class UCP  
Owners Name MARAN PROPERTIES LLC

### Building Data

Building ID 4227  
Building Sequence 2  
Occupancy 1 300 Apartment 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 9,588  
Average Perimeter 398  
Number Of Storys 2.00  
Average Wall Ht 10.00  
Year Built 2017  
Effective Age 5  
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 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\_0044.JPG  
Image Date 5/18/2023  
Image Name IMG\_0044.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 80.40  
Wall Cost 95.48  
HVAC Cost 16.25  
Basement Cost 0.00  
Total Base Cost 192.13  
Total Area 9,588  
Base RCN 1,842,142  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,842,142  
Physical Depreciation 4%  
Functional Depreciation 5%  
Total Depreciation 9% (165,793)  
Total RCNLD 1,676,349  
Lump Sums  
Total Building Value 1,676,349 \$ 174.84 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			12,000
	Qual 3	Cond 3	Year 2017	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.72 x 12,000)		32,640	13,709	18,931
<b>Total Site Improvement Value</b>				<b>18,931</b>