



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	660021143				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-1-29\IMG_0008. 2/2/2021</p>						
Parcel ID	23N16E-25-3-00000-000-0000										
Cadastral ID	25-23-16-02600										
Property Type	REAL - Real Property										
Property Class	RA	VI Area 2									
Tax Area	13 - FOYIL/ NW FIRE										
Name ID	324998										
SALINAS, JOSE A											
15471 E 400 RD CLAREMORE OK 74017-0000											
Parcel Location											
Situs	15471 E 400 RD										
Subdivision											
Lot/Block	/	Parcel Size 2 - Acres									
Sec/Twn/Rng	25 / 23 / 16 / 3										
Neighborhood	4050 - CHELSEA FOYIL RURAL										
School District	S007 - FOYIL SCHOOLS										
Legal Description Lat/Long: 36.43940977 -95.55284904											
E 30' SE SE SW & W 225' E 255' N 300' SE SE SW											
Building Permits											
Number	Description	Opened	Closed	Amount							
R12	R12-POSS NEW DTG	05/2009	10/2011								
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					2721/591	SALINAS, JOSE	07/03/2018	0	4		
					1589/780	FEDERAL HOME LOAN MORT-CORP	03/29/2004	0	1		
					1565/193	BOLTON, JASON R & ROSE LEE	02/05/2004	0	10		
					1267/95	BUCKNER, TOMMY L & LISA	01/25/2001	68,000	Yes		
					965/728	BUCKNER, CLOIS L &	08/23/1994	0	No		
					854/507			0	No		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax			
Remove Cap	2005	Land Value	70	70	11%	8	Assessed	11,425	1,173.14		
Year Frozen	0	Improvements	128,055	103,797		11,417	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00		
TIF Project ID	0	Total Value	128,125	103,867		11,425	Total Taxable	10,425	1,084.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660021143	SALINAS, JOSE A	13	125,718	1000	10,093	1,050.00				
2024	2024-660021143	SALINAS, JOSE A	13	131,178	1000	9,769	1,040.00				
2023	2023-660021143	SALINAS, JOSE A	13	95,054	1000	9,456	1,007.00				
2022	2022-660021143	SALINAS, JOSE A &	13	95,054	1000	9,456	995.00				
2021	2021-660021143	SALINAS, JOSE A &	13	103,296	1000	10,363	1,055.00				
2020	2020-660021143	SALINAS, JOSE A &	13	123,821	1000	11,298	1,188.00				
2019	2019-660021143	SALINAS, JOSE A &	13	116,362	1000	10,940	1,150.00				
2018	2018-660021143	SALINAS, JOSE A &	13	123,464	1000	10,591	1,098.00				
2017	2017-660021143	SALINAS, JOSE	13	121,884	1000	10,254	1,048.00				
2016	2016-660021143	SALINAS, JOSE	13	119,509	1000	9,927	1,060.00				
2015	2015-660021143	SALINAS, JOSE	13	116,509	1000	9,608	1,007.00				
2014	2014-660021143	SALINAS, JOSE	13	115,470	1000	9,299	946.00				
2013	2013-660021143	SALINAS, JOSE	13	111,127	1000	8,999	901.00				



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,624 / 1,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,937		
Lot Value			
Indicated Value	112,937	69.54	Per SqFt
Agland Value	70		
Site Improvements	15,118		
Total Value	128,125	78.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.20	Total Misc Impr	+	4,581			
Roofing Adj	+ 4.08	Garage Cost	+				
Subfloor Adj	+ 1.07	Total RCN	=	194,719			
Heat/Cool Adj	+ 11.24	Depreciation (42%)	-	81,782			
Plumbing Adj	+ 8.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,937			
Adj Base Cost	= 117.08	Lot Value	+				
Total Area	x 1,624	Indicated Value	=	112,937			
Adjusted Cost	= 190,138	Value Per SqFt		69.54			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51654	16x7		112	23.43		2,624
WDBS	Wood Burning Stove			1	1	1,956.66		1,957



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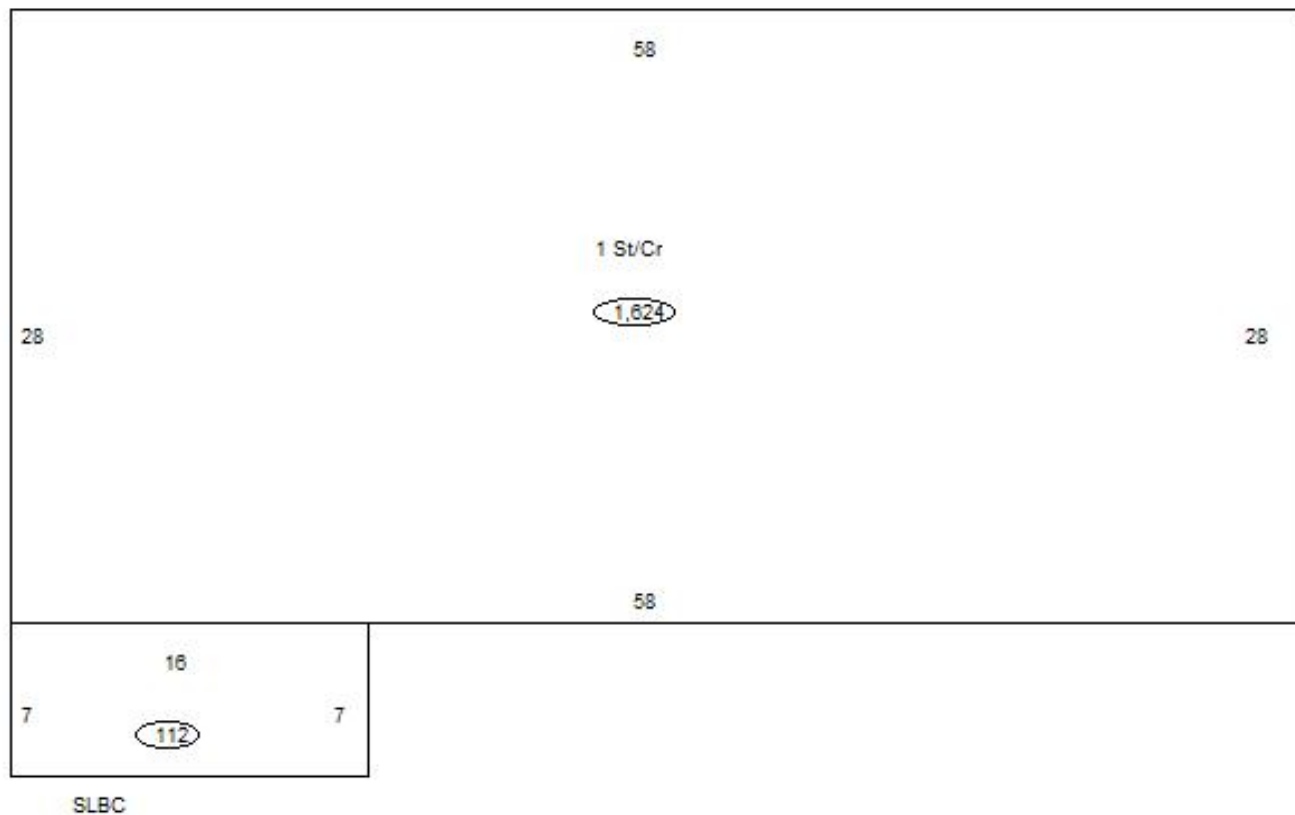
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,624	1.000	1,624
2	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						1,624		1,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	36x30x10	Concrete	Composition Shingle	1,080
	Qual 2	Cond 3	Year 2011	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (17.31 x 1,080)	18,695	18,695	4,113	14,582
	CPDT	CARPORT - DETACHED	20x24x8	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.58 x 480)	2,678	2,678	2,142	536



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.710	36	36	62	62
SO	SOGN SOILS	TMBR	15			.290	27	27	8	8
TMBR Totals						2.000			70	70
Total Agland						2.000			70	70