



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 660109039 Parcel ID 22N16E-04-1-00000-001-0000 Cadastral ID 04-22-16-00160 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 344438 SALYER, ERIN NICOLE & JOHN QUINCY HARRISON SALYER 13349 S 4150 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13349 S 4150 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 4 / 22 / 16 / 2 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660109039_001.JPG 7/14/2025</p>																																																											
Legal Description Lat/Long: 36.41877863 -95.61105632 TR DESC 2024-006189 COMM NW/C N2 SW NW; N88.3204E 991.05' TO POB; S01.3205E 660.24'; N88.3151E 329.90'; N01.3205W 660.21'; S88 3204W 329.90' TO POB.																																																																
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,450 / 2,846
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,450
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	912 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	

Cost Approach		Manual : 01/2025	
Base Cost	97.75	Total Misc Impr	+ 32,457
Roofing Adj	+ 5.02	Garage Cost	+ 51,902
Subfloor Adj	+ -3.96	Total RCN	= 440,621
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,406
Plumbing Adj	+ 10.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 436,215
Adj Base Cost	= 125.18	Lot Value	+ 436,215
Total Area	x 2,846	Indicated Value	= 436,215
Adjusted Cost	= 356,262	Value Per SqFt	153.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	436,215		
Lot Value			
Indicated Value	436,215	153.27	Per SqFt
Agland Value	648		
Site Improvements			
Total Value	436,863	153.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172947	31x14		434	18.86		8,185
PRCH	Porch	172948	282		282	32.00		9,024
GENR	Generator - Residential Standby			1 2025	1	3,808.00		3,808
FPR1	Fireplace - Residential 1 Story			1 2025	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit			1 2025	1	4,196.11		4,196



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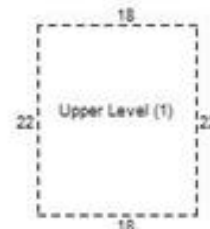
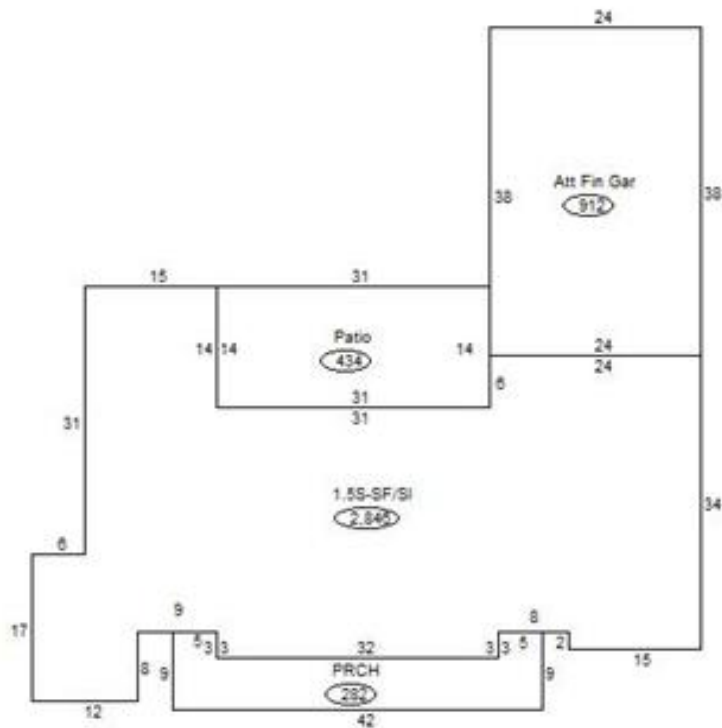
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,450	1.162	2,846
2	U	^UL		20	Upper Level (1)	396	1.000	396
3	G	5		20	Att Fin Gar	912	1.000	912
4	M	PATC		20	Patio	434	1.000	434
5	M	PRCH		20	PRCH	282	1.000	282
Total Building Area						2,450		2,846



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			3.000	192	192	576	576
SO	SOGN SOILS	NTV PST	15			2.000	36	36	72	72
NTV PST Totals						5.000			648	648
Total Agland						5.000			648	648