



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:20:25
Page 1

Assessment Data				Primary Image																																																																									
Account 660005978 Parcel ID 000000-00-0-00705-003-0002 Cadastral ID 07-21-15-01400 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347283 ROSE ROCK PORTFOLIO LLC 10515 N 205TH E AVE CLAREMORE OK 74019-0000 Parcel Location Situs 04534 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																													
Legal Description Lat/Long: 36.31193549 -95.74880468 LOT 2 BLOCK 3 ROLLING MEADOWS EXT																																																																													
Exemptions				Building Permits																																																																									
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005978	ROSE ROCK PORTFOLIO LLC	7	287,148	0	31,586	3,428.00
2024	2024-660005978	PIRRONE, ERIC & JADE	7	245,606	1000	16,882	1,877.00
2023	2023-660005978	VOLINIC, JUDY J	7	162,460	1000	16,362	1,781.00
2022	2022-660005978	VOLINIC, JUDY J	7	153,234	1000	15,856	1,794.00
2021	2021-660005978	VOLINIC, JUDY J	7	158,945	1000	16,484	1,845.00
2020	2020-660005978	VOLINIC, JUDY J	7	159,554	1000	16,513	1,845.00
2019	2019-660005978	VOLINIC, JUDY J	7	154,569	1000	16,003	1,790.00
2018	2018-660005978	VOLINIC, JUDY J	7	158,105	1000	16,392	1,774.00
2017	2017-660005978	VOLINIC, JUDY J	7	156,917	1000	16,261	1,776.00
2016	2016-660005978	VOLINIC, JUDY J	7	154,208	1000	15,963	1,745.00
2015	2015-660005978	VOLINIC, JUDY J	7	150,792	1000	15,587	1,715.00
2014	2014-660005978	VOLINIC, JUDY J &	7	157,471	1000	16,076	1,783.00
2013	2013-660005978	VOLINIC, JUDY J &	7	152,495	1000	15,579	1,696.00



Rogers

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Date 04/17/2026
Time 06:20:25
Page 2

Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.8891 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 212,967.00 x .64 = 136,394 Factor Value Adjustments 1.0000 Lot Value 136,394		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0429\IMG_0028. 5/2/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,456 / 1,456
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	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1978 / 21

Cost Approach				Manual : 01/2025			
Base Cost	100.78	Total Misc Impr	+ 9,836				
Roofing Adj	+ 4.26	Garage Cost	+ 0				
Subfloor Adj	+ 1.12	Total RCN	= 195,185				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 52,700				
Plumbing Adj	+ 9.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 142,485				
Adj Base Cost	= 127.30	Lot Value	+ 136,394				
Total Area	x 1,456	Indicated Value	= 278,879				
Adjusted Cost	= 185,349	Value Per SqFt	191.54				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,119	85.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,485		
Lot Value	136,394		
Indicated Value	278,879	191.54	Per SqFt
Agland Value			
Site Improvements	9,948		
Total Value	288,827	198.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PATO	SLAB PORCH - OPEN	14035	16x8		128	10.61		1,358
PATO	SLAB PORCH - OPEN	14036	26x16		416	8.13		3,382



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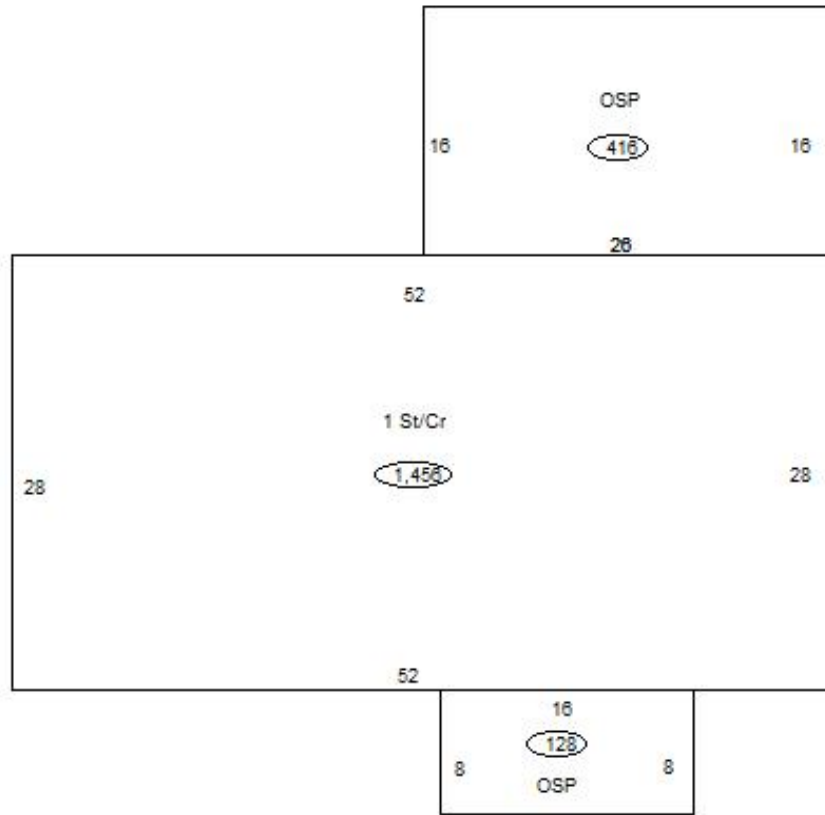
Date 04/17/2026

Time 06:20:26

Page 3

Sketch Image

660005978



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,456	1.000	1,456
2	M	PATO		13	Open Slab	128	1.000	128
3	M	PATO		13	Open Slab	416	1.000	416
Total Building Area						1,456		1,456



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 Time 06:20:26
 Page 4

660005978

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			784	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (10.48 x 784)		8,216			8,216	2,876	5,340
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (16.00 x 576)		9,216			9,216	4,608	4,608