



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:04:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005999 Parcel ID 000000-00-0-00705-004-0005 Cadastral ID 07-21-15-01620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 294903 VOLINIC, WILLIAM 4724 E 486 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04724 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0082. 5/5/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.7665 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 207,630.00 x .65 = 134,526 Factor Value Adjustments 1.0000 Lot Value 134,526		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0082. 5/5/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
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	
Year/Eff Age	1989 / 37

Cost Approach				Manual : 01/2025			
Base Cost	90.48	Total Misc Impr	+	6,870			
Roofing Adj	+ 4.07	Garage Cost	+				
Subfloor Adj	+ 2.37	Total RCN	=	143,025			
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	68,652			
Plumbing Adj	+ 10.97	Lump Sums	+	1,549			
Basement Adj	+ 0.00	RCNLD	=	75,922			
Adj Base Cost	= 118.19	Lot Value	+	134,526			
Total Area	x 1,152	Indicated Value	=	210,448			
Adjusted Cost	= 136,155	Value Per SqFt		182.68			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,423	83.70	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,922		
Lot Value	134,526		
Indicated Value	210,448	182.68	Per SqFt
Agland Value			
Site Improvements	4,147		
Total Value	214,595	186.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14089	20x8		160	20.79		3,326
WODC	Wood Deck - Covered	14090	22x12		264	29.34	80%	1,549
PATO	SLAB PORCH - OPEN	14091	22x21		462	7.67		3,544



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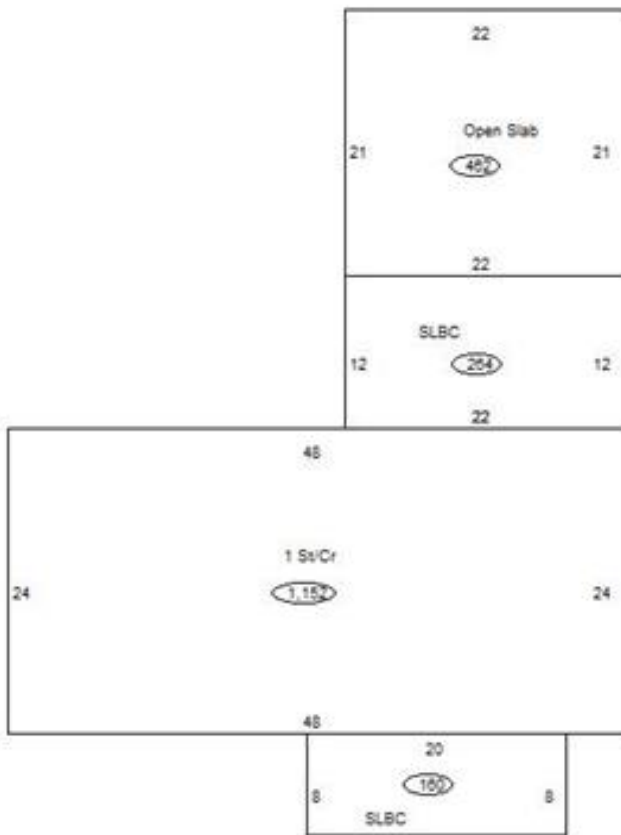
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Sketch Image

660005999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		13	SLBC	160	1.000	160
3	M	SLBC		13	SLBC	264	1.000	264
4	M	PATO		13	Open Slab	462	1.000	462
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	5,069
						4,147
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					