



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image									
Account	660004839													
Parcel ID	20N16E-06-2-00000-000-0000													
Cadastral ID	06-20-16-01200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	313042													
CZARNIAK, CELESTE														
25483 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25483 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size .56 - Acres												
Sec/Twn/Rng	6 / 20 / 16 / 2													
Neighborhood	2016 - UNPLATTED LAND													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24239619 -95.65457896														
S 117', W 210' LOT 5														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2421/619	OLSAN, LOYD & MARY LOU	08/21/2014	90,000	YES					
					2398/335	RCB BANK	04/29/2014	55,000	YES					
					2383/348	PRAVNAN, JOSEPH ROBERT	02/05/2014	0	10					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2015	Land Value	15,205	15,205	11%	1,673	Assessed	10,208	1,062.98					
Year Frozen	0	Improvements	88,137	77,595		8,535	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	103,342	92,800		10,208	Total Taxable	9,208	976.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004839	CZARNIAK, CELESTE	4	90,443	1000	8,911	945.00							
2024	2024-660004839	CZARNIAK, CELESTE	4	95,272	1000	8,623	837.00							
2023	2023-660004839	CZARNIAK, CELESTE	4	84,927	1000	8,342	798.00							
2022	2022-660004839	CZARNIAK, CELESTE	4	84,925	1000	8,342	812.00							
2021	2021-660004839	CZARNIAK, CELESTE	4	89,133	1000	8,545	810.00							
2020	2020-660004839	CZARNIAK, CELESTE	4	88,717	1000	8,266	785.00							
2019	2019-660004839	CZARNIAK, CELESTE	4	81,786	1000	7,996	772.00							
2018	2018-660004839	CZARNIAK, CELESTE	4	81,273	1000	7,940	767.00							
2017	2017-660004839	CZARNIAK, CELESTE	4	94,578	1000	9,400	908.00							
2016	2016-660004839	CZARNIAK, CELESTE	4	92,050	1000	9,097	882.00							
2015	2015-660004839	CZARNIAK, CELESTE	4	89,118	1000	8,803	860.00							
2014	2014-660004839	CZARNIAK, CELESTE	4	71,555	0	6,633	606.00							
2013	2013-660004839	PRAVNAN, JOSEPH ROBERT	4	69,264	0	6,317	598.00							




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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size Lot Count Units Buildable 3364 Non-Ag Acres 0.6124 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 26,676.00 x .57 = 15,205 Factor Value Adjustments 1.0000 Lot Value 15,205		 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM 10/12/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	940 / 940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	940
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,274	119.44	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.34	Total Misc Impr	+	10,587			
Roofing Adj	+ 4.39	Garage Cost	+	13,318			
Subfloor Adj	+ 0.00	Total RCN	=	146,895			
Heat/Cool Adj	+ 10.30	Depreciation (40%)	-	58,758			
Plumbing Adj	+ 8.81	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	88,137			
Adj Base Cost	= 130.84	Lot Value	+	15,205			
Total Area	x 940	Indicated Value	=	103,342			
Adjusted Cost	= 122,990	Value Per SqFt		109.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,137		
Lot Value	15,205		
Indicated Value	103,342	109.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	103,342	109.94	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12189	20x5		100	20.98		2,098
PRCH	SLAB PORCH - COVERED	12190	21x9		189	20.70		3,912



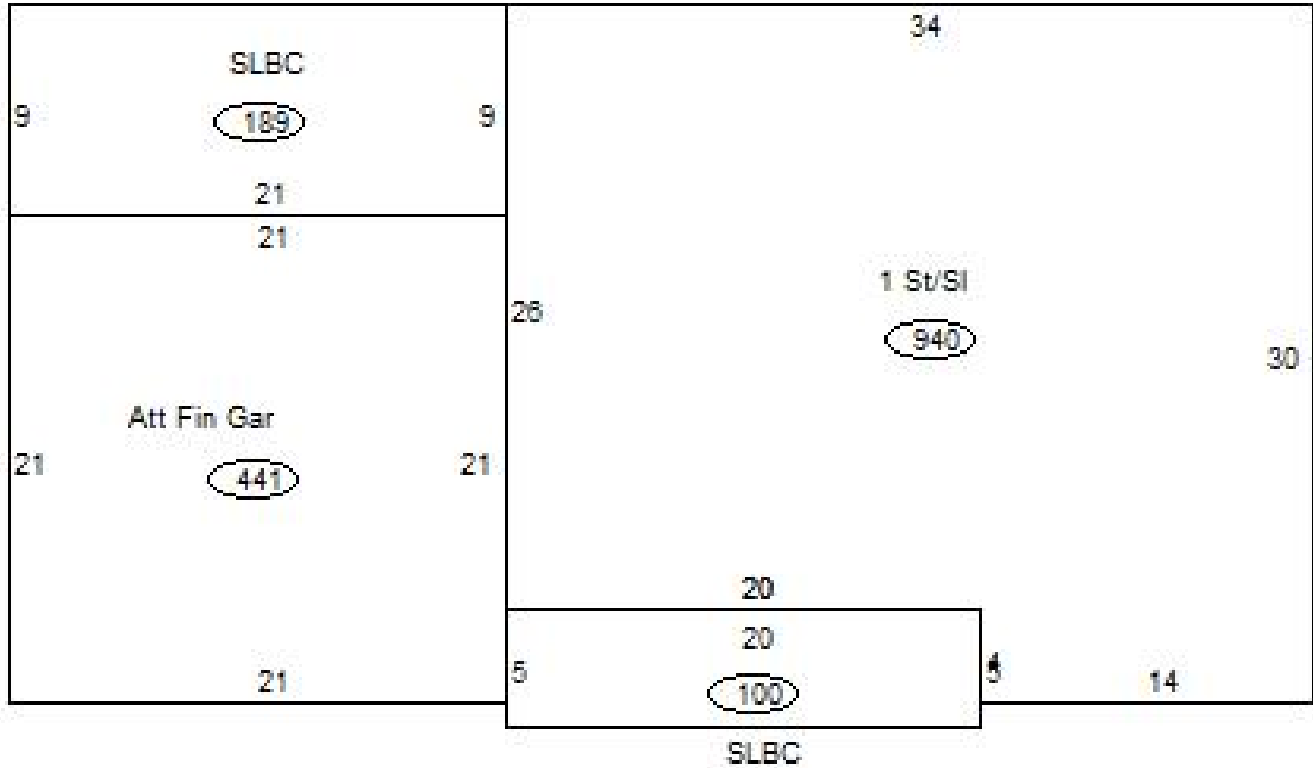
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	940	1.000	940
2	G	5	Slab	13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	189	1.000	189
Total Building Area						940		940