



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:58  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101994 <b>Parcel ID</b> 00000-00-0-330021-008-0008 <b>Cadastral ID</b> 31-21-15-05480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 327084 CZARNIAK, ERIK & RENEE  19900 E ROCKY CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19900 E ROCKY CT <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0008 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: red;">06/29/2022 11:03</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0015. 6/30/2022</p>																																																																				
<b>Legal Description</b> Lot/Long: 36.24976522 -95.74991119 LOT 8 BLOCK 8 BOULDER POINT PHASE I																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>P18 000056</td> <td>R20- NEW POOL</td> <td>12/2018</td> <td>05/2019</td> <td>56,000</td> </tr> <tr> <td>R18 000280</td> <td>R20- NEW 2895 SQ FT SFR</td> <td>10/2018</td> <td>05/2019</td> <td>215,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P18 000056	R20- NEW POOL	12/2018	05/2019	56,000	R18 000280	R20- NEW 2895 SQ FT SFR	10/2018	05/2019	215,000																																							
Code	Type	Active	Maximum	Exemption																																																																					
Number	Description	Opened	Closed	Amount																																																																					
P18 000056	R20- NEW POOL	12/2018	05/2019	56,000																																																																					
R18 000280	R20- NEW 2895 SQ FT SFR	10/2018	05/2019	215,000																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>03/18/2019</td> <td>462,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>11/28/2018</td> <td>2,236,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	03/18/2019	462,500	YES	/	GREEN PROPERTY MANAGEMENT IN	11/28/2018	2,236,000	WB																																							
Code	Type	Active	Maximum	Exemption																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																					
/	EXECUTIVE HOMES LLC	03/18/2019	462,500	YES																																																																					
/	GREEN PROPERTY MANAGEMENT IN	11/28/2018	2,236,000	WB																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 91,611</td> <td>91,611</td> <td>11%</td> <td>10,077</td> <td>Assessed</td> <td>59,317</td> <td>6,438.15</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 447,637</td> <td>447,637</td> <td> </td> <td>49,240</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 539,248</td> <td>539,248</td> <td> </td> <td>59,317</td> <td>Total Taxable</td> <td>59,317</td> <td>6,438.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2020	Land Value 91,611	91,611	11%	10,077	Assessed	59,317	6,438.15	Year Frozen		Improvements 447,637	447,637		49,240	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 539,248	539,248		59,317	Total Taxable	59,317	6,438.00																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																	
Remove Cap	2020	Land Value 91,611	91,611	11%	10,077	Assessed	59,317	6,438.15																																																																	
Year Frozen		Improvements 447,637	447,637		49,240	Penalty	0																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																	
TIF Project ID	0	Total Value 539,248	539,248		59,317	Total Taxable	59,317	6,438.00																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>523,117</td> <td>0</td> <td>57,543</td> <td>6,246.00</td> </tr> <tr> <td>2024</td> <td>2024-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>555,872</td> <td>0</td> <td>57,377</td> <td>6,331.00</td> </tr> <tr> <td>2023</td> <td>2023-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>496,777</td> <td>0</td> <td>54,645</td> <td>5,901.00</td> </tr> <tr> <td>2022</td> <td>2022-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>480,103</td> <td>0</td> <td>52,811</td> <td>5,928.00</td> </tr> <tr> <td>2021</td> <td>2021-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>471,477</td> <td>0</td> <td>51,862</td> <td>5,758.00</td> </tr> <tr> <td>2020</td> <td>2020-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>461,055</td> <td>0</td> <td>50,716</td> <td>5,623.00</td> </tr> <tr> <td>2019</td> <td>2019-660101994</td> <td>CZARNIAK, ERIK &amp; RENEE</td> <td>7</td> <td>57,000</td> <td>0</td> <td>6,270</td> <td>696.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660101994	CZARNIAK, ERIK & RENEE	7	523,117	0	57,543	6,246.00	2024	2024-660101994	CZARNIAK, ERIK & RENEE	7	555,872	0	57,377	6,331.00	2023	2023-660101994	CZARNIAK, ERIK & RENEE	7	496,777	0	54,645	5,901.00	2022	2022-660101994	CZARNIAK, ERIK & RENEE	7	480,103	0	52,811	5,928.00	2021	2021-660101994	CZARNIAK, ERIK & RENEE	7	471,477	0	51,862	5,758.00	2020	2020-660101994	CZARNIAK, ERIK & RENEE	7	461,055	0	50,716	5,623.00	2019	2019-660101994	CZARNIAK, ERIK & RENEE	7	57,000	0	6,270	696.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																		
2025	2025-660101994	CZARNIAK, ERIK & RENEE	7	523,117	0	57,543	6,246.00																																																																		
2024	2024-660101994	CZARNIAK, ERIK & RENEE	7	555,872	0	57,377	6,331.00																																																																		
2023	2023-660101994	CZARNIAK, ERIK & RENEE	7	496,777	0	54,645	5,901.00																																																																		
2022	2022-660101994	CZARNIAK, ERIK & RENEE	7	480,103	0	52,811	5,928.00																																																																		
2021	2021-660101994	CZARNIAK, ERIK & RENEE	7	471,477	0	51,862	5,758.00																																																																		
2020	2020-660101994	CZARNIAK, ERIK & RENEE	7	461,055	0	50,716	5,623.00																																																																		
2019	2019-660101994	CZARNIAK, ERIK & RENEE	7	57,000	0	6,270	696.00																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:58  
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.701		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	30,537.00 x 3.00 = 91,611		
Factor Value			
Adjustments	1.0000		
Lot Value	91,611		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0629\IMG\_0015. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,917 / 2,917
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,917
Fixture/RghIn	25 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	693 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	422,462	144.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	561,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.91	Total Misc Impr	+	18,046			
Roofing Adj	+ 5.04	Garage Cost	+	25,939			
Subfloor Adj	+ -3.22	Total RCN	=	439,618			
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	-	21,981			
Plumbing Adj	+ 13.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	417,637			
Adj Base Cost	= 135.63	Lot Value	+	91,611			
Total Area	x 2,917	Indicated Value	=	509,248			
Adjusted Cost	= 395,633	Value Per SqFt		174.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	417,637		
Lot Value	91,611		
Indicated Value	509,248	174.58	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	539,248	184.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141154	7x5		35	29.42		1,030
PRCH	SLAB PORCH - COVERED	141155	375		375	28.23		10,586
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



# Rogers

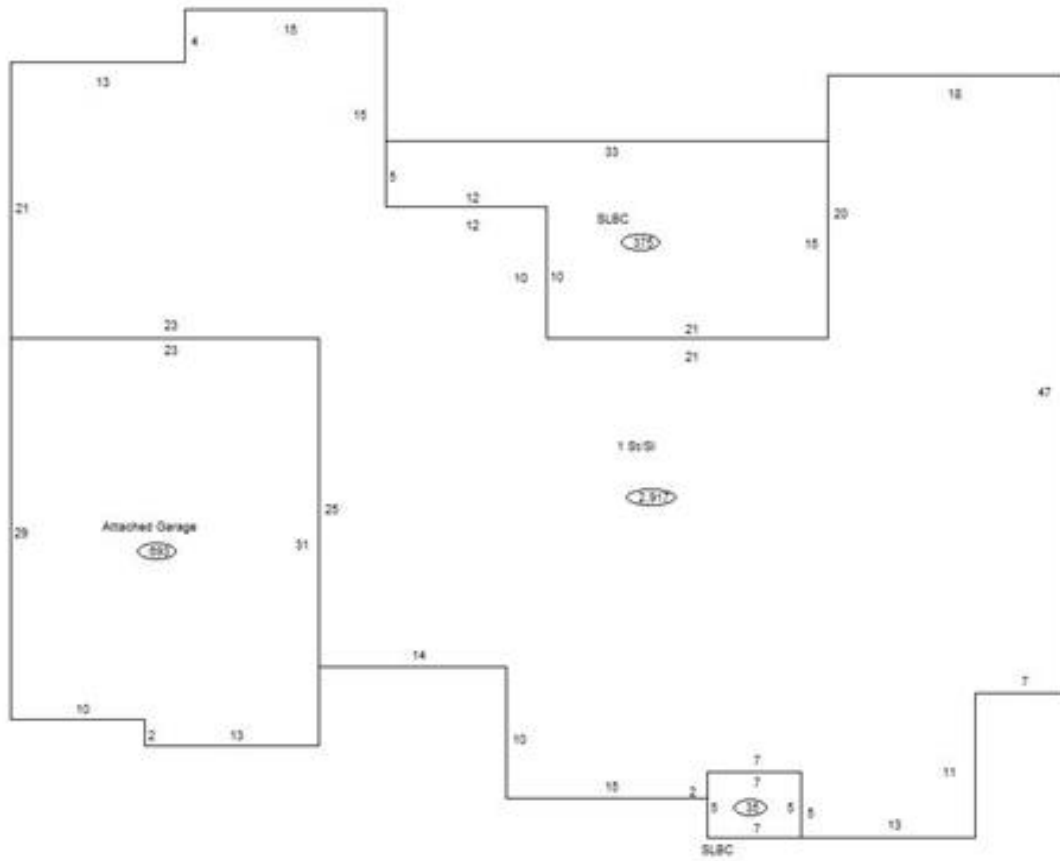
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:49:58  
 Page 3

Sketch Image

660101994



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,917	1.000	2,917
2	G	1		10	Attached Garage	693	1.000	693
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	375	1.000	375
<b>Total Building Area</b>						<b>2,917</b>		<b>2,917</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:58  
Page 4

660101994

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2019	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000