



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:51
Page 1

Assessment Data					Primary Image																													
Account 660104235 Parcel ID 000000-0-0-300110-001-0005 Cadastral ID 31-21-15-05650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334484 PODLESNY, ANDREW & MARY REVOCABLE LIVING TRUST 19597 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19597 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																		
Legal Description Lot/Long: 36.25291320 -95.75457800																																		
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>R20 000424</td> <td>R22- NEW 2608 SQ FT SFR</td> <td>10/2020</td> <td>06/2021</td> <td>205,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000424	R22- NEW 2608 SQ FT SFR	10/2020	06/2021	205,000															
Number	Description	Opened	Closed	Amount																														
R20 000424	R22- NEW 2608 SQ FT SFR	10/2020	06/2021	205,000																														
Exemptions					Sale History																													
<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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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>05/19/2021</td> <td>416,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>07/20/2020</td> <td>1,664,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	05/19/2021	416,000	YES	/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB
Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
Bk/Pg	Grantor	Date	Price	Code																														
/	EXECUTIVE HOMES LLC	05/19/2021	416,000	YES																														
/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	2022	Land Value	81,537	76,304	11%	8,393	Assessed	45,760	4,966.70																									
Year Frozen	2022	Improvements	362,992	339,696		37,367	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																									
TIF Project ID	0	Total Value	444,529	416,000		45,760	Total Taxable	44,760	4,869.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660104235	PODLESNY, ANDREW & MARY			7	433,221	1000	44,760	4,869.00																									
2024	2024-660104235	PODLESNY, ANDREW & MARY			7	463,079	1000	44,760	4,953.00																									
2023	2023-660104235	PODLESNY, ANDREW & MARY			7	416,000	1000	44,760	4,847.00																									
2022	2022-660104235	PODLESNY, ANDREW J &			7	416,000	1000	44,760	5,038.00																									
2021	2021-660104235	PODLESNY, ANDREW J &			7	52,000	0	5,720	635.00																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:51
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.624		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,179.00 x 3.00 = 81,537		
Factor Value			
Adjustments	1.0000		
Lot Value	81,537		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0064. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,579 / 2,579
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,579
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,030 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	367,184	142.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	181,380		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.83	Total Misc Impr	+ 16,276
Roofing Adj	+ 4.49	Garage Cost	+ 38,460
Subfloor Adj	+ -2.14	Total RCN	= 378,117
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 15,125
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 362,992
Adj Base Cost	= 125.39	Lot Value	+ 81,537
Total Area	x 2,579	Indicated Value	= 444,529
Adjusted Cost	= 323,381	Value Per SqFt	172.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,992		
Lot Value	81,537		
Indicated Value	444,529	172.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	444,529	172.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150999	25x13		325	25.91		8,421
PATO	Slab Porch - Open	151000	8x4		32	11.48		367
PATO	Slab Porch - Open	151001	3x3		9	11.48		103
PRCH	Slab Porch - Covered	151004	6x6		36	26.82		966
PATO	Slab Porch - Open	151005	14x5		70	11.48		804
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615

