



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660105573				<p>\\tsclient\T\ROB STUFF\2022-11-18\IMG_0009.JPG 11/23/2022</p>				
Parcel ID	000000-0006-015-0-000-00								
Cadastral ID	27-21-14-08020								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	344944								
PISARIK FAMILY TRUST									
14706 E 77TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14706 E 77TH ST N								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0015 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1087 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26432760 -95.80908205									
LOT 15 BLOCK 6 PRESLEY HOLLOW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 0706X	R23- NEW 2702 SQ FT SFR	08/2021	11/2022	190,135					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ZAGORODNY, DANIEL & AVELINA	07/19/2024	512,000	YES					
/	EXECUTIVE HOMES LLC	10/19/2023	503,000	YES					
/	BLUE CHIP LAND CO LLC	09/27/2021	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	117,839	117,839	11%	12,962	Assessed	58,009 5,682.56	
Year Frozen		Improvements	411,099	409,521		45,047	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	528,938	527,360		58,009	Total Taxable	57,009 5,585.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105573	PISARIK FAMILY TRUST	40	512,000	0	56,320	5,517.00		
2024	2024-660105573	PISARIK FAMILY TRUST	40	503,001	0	55,330	5,316.00		
2023	2023-660105573	EXECUTIVE HOMES LLC	40	212,644	0	23,391	2,192.00		
2022	2022-660105573	EXECUTIVE HOMES LLC	40	3,394	0	373	37.00		



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2125		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,255.00 x 6.00 = 55,530		
Factor Value			
Adjustments	2.1221		
Lot Value	117,839		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,714 / 2,714
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,714
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	747 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	421,468	155.29 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	300,160	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	411,099		
Lot Value	117,839		
Indicated Value	528,938	194.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	528,938	194.89	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.89	Total Misc Impr	+ 12,604
Roofing Adj	+ 5.74	Garage Cost	+ 42,512
Subfloor Adj	+ -4.46	Total RCN	= 423,813
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,714
Plumbing Adj	+ 7.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,099
Adj Base Cost	= 135.85	Lot Value	+ 117,839
Total Area	x 2,714	Indicated Value	= 528,938
Adjusted Cost	= 368,697	Value Per SqFt	194.89

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155890	7x4		28	33.10		927
PRCH	Slab Porch - Covered	155891	368		368	31.73		11,677

