




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660002124 <b>Parcel ID</b> 000000-00-0-00669-001-0023 <b>Cadastral ID</b> 03-20-15-05530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 307262 CHOMOSH, LYNN M & CHRISTOPHER  7325 E 540 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07325 E 540 RD <b>Subdivision</b> RIDGEVIEW ACRES <b>Lot/Block</b> 0023 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00' 11/9/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.23541106 -95.70247618																																																						
LOT 23 BLOCK 1 RIDGEVIEW ACRES					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
HV	Veteran	Yes	999,999	24,183	2252/558	MIZE, MATTHEW DAVID &	06/20/2012	187,500	YES																																													
					1952/621	PLEMONS, JOE A &	05/01/2008	145,000	YES																																													
<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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>52,151</td> <td>34,552</td> <td>11%</td> <td>3,801</td> <td>Assessed</td> <td>24,183 2,518.22</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>216,369</td> <td>185,290</td> <td> </td> <td>20,382</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>24,183 -2,113.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>268,520</td> <td>219,842</td> <td> </td> <td>24,183</td> <td>Total Taxable</td> <td>0 405.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2013	Land Value	52,151	34,552	11%	3,801	Assessed	24,183 2,518.22	Year Frozen	0	Improvements	216,369	185,290		20,382	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	24,183 -2,113.00	TIF Project ID	0	Total Value	268,520	219,842		24,183	Total Taxable	0 405.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	241,948	23478		393.00																																															
2024	2024-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	253,222	22795		235.00																																															
2023	2023-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	201,188	22131		228.00																																															
2022	2022-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	200,177	22019		227.00																																															
2021	2021-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	212,246	23347		241.00																																															
2020	2020-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	211,208	1000	21,746	2,049.00																																															
2019	2019-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	200,757	1000	21,083	2,018.00																																															
2018	2018-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	209,026	1000	21,993	2,106.00																																															
2017	2017-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	207,186	1000	21,790	2,092.00																																															
2016	2016-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	202,073	1000	21,201	2,042.00																																															
2015	2015-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	195,953	1000	20,555	1,995.00																																															
2014	2014-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	199,644	1000	20,638	1,896.00																																															
2013	2013-660002124	CHOMOSH, LYNN M & CHRISTOPHER	4	190,983	1000	20,008	1,904.00																																															




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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3888 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 104,058.00 x .50 = 52,151 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,151		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_00' 11/9/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,543 / 2,543
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,543
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,378 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 41

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	343,309	135.00	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	325,820		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.05	<b>Total Misc Impr</b>	+	16,946			
<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+	51,455			
<b>Subfloor Adj</b>	+ -2.15	<b>Total RCN</b>	=	382,741			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	-	179,888			
<b>Plumbing Adj</b>	+ 5.57	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	202,853			
<b>Adj Base Cost</b>	= 123.61	<b>Lot Value</b>	+	52,151			
<b>Total Area</b>	x 2,543	<b>Indicated Value</b>	=	255,004			
<b>Adjusted Cost</b>	= 314,340	<b>Value Per SqFt</b>		100.28			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	202,853		
<b>Lot Value</b>	52,151		
<b>Indicated Value</b>	255,004	100.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	13,516		
<b>Total Value</b>	268,520	105.59	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5813		6	6	26.91		161
PRCH	SLAB PORCH - COVERED	5814	437		437	25.56		11,170



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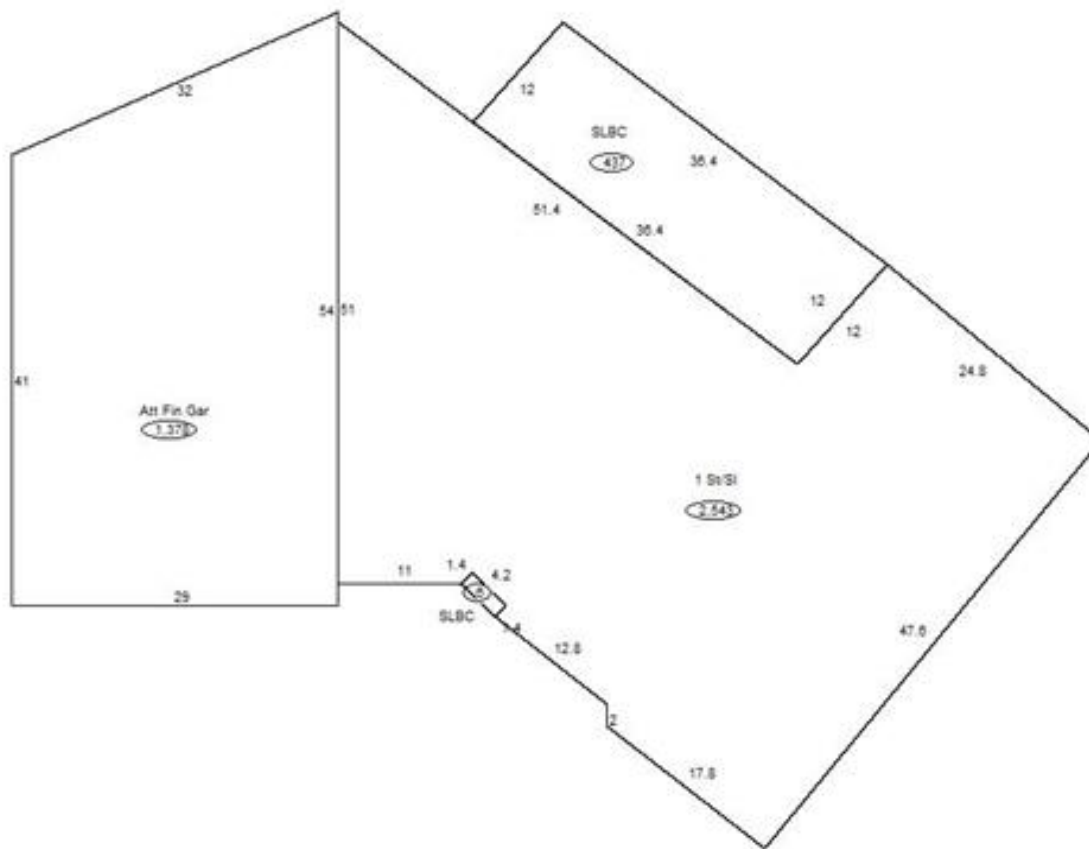
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Sketch Image

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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	2,543	1.000	2,543
2	M	PRCH		13	SLBC	6	1.000	6
3	M	PRCH		13	SLBC	437	1.000	437
4	G	5		13	Att Fin Gar	1,378	1.000	1,378
<b>Total Building Area</b>						2,543		2,543



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	16x38x8	Concrete		608
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1995	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.51 x 608)		16,118		16,118	8,381	7,737
	SHDS	Shed - Small	10x8x8	Plank		80
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 1995	<b>Eff Age</b> 31		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.48 x 80)		2,038		2,038	1,590	448
	SPLG	Swimming Pool - In Ground	0x0x0			517
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (51.56 x 517)		26,657		26,657	21,326	5,331