



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:23:29
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|----------------------|----------|-------------|--|---------------|------------|-------------|-----------|----------|------------------|--------------|----------|-------------|---|-------------------------|------------|-------------|----------------|--------------------|------------------|---------|-------|--------|----------|-----------------|----------------|--------------------|----|----------------------|--------------------|------------|----------|---------|----------------|-------------------------------|----------------|---------|---------------|----------|----------------------|------------|----------------|--------------------|---------|----------------|------------|---------------------|----------|---------|----------------|--------------------|--------|----------|------|--------|----------|------|----------------|--------------------|----|---------|------|--------|----------|------|----------------|--------------------|----|---------|------|--------|----------|------|----------------|--------------------|----|---------|------|--------|----------|------|----------------|-----------------|----|---------|------|--------|----------|------|----------------|-----------------|----|---------|------|--------|----------|------|----------------|-----------------|----|---------|------|--------|----------|------|----------------|-----------------|----|---------|------|--------|----------|------|----------------|-----------------|----|---------|------|--------|----------|
| Account 660003633 Parcel ID 20N16E-05-1-00000-000-0000 Cadastral ID 05-20-16-00120 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 323667 CHOAT FAMILY TRUST CHAD & MISTY CHOAT-TRUSTEES 25116 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25116 S 4150 RD Subdivision Lot/Block / Parcel Size 15.86 - Acres Sec/Twn/Rng 5 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS | | | | | <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.24695086 -95.62112229 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR IN S 20 AC GOV'T LOT 1 DESC AS: COMM NE/C NE; S01-30-19E ALG E/L 648.13' TO POB; S01-30-19E 363.57'; S63-32-22W 521.98' NLY ROW TULSA WATER LINE; N70-06-03W 14.55'; CURVE L RAD 1395.10' C/ANG 18-36-31 CH/B N86-03-41W CH/D 625.72' ARC LENGTH 628.48'; S84-38-00 | | | | | 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 000208</td> <td>R22- 5500 SQ FT REMODEL</td> <td>06/2020</td> <td>05/2021</td> <td>300,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R20 000208 | R22- 5500 SQ FT REMODEL | 06/2020 | 05/2021 | 300,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R20 000208 | R22- 5500 SQ FT REMODEL | 06/2020 | 05/2021 | 300,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <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 | Sale History <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>2687/951</td> <td>CHOAT, CHAD L &</td> <td>11/21/2017</td> <td>0</td> <td>4</td> </tr> <tr> <td>2141/516</td> <td>WILLIAMS, BUFORD &</td> <td>11/05/2010</td> <td>722,000</td> <td>YES</td> </tr> <tr> <td>1824/365</td> <td>BEAVER, DERRILL B & RUTH-JANE</td> <td>11/09/2006</td> <td>900,000</td> <td>YES</td> </tr> <tr> <td>1102/693</td> <td>BINGHAM, RAYMOND L &</td> <td>03/13/1998</td> <td>390,000</td> <td>Yes</td> </tr> <tr> <td>960/501</td> <td>SELLER</td> <td>06/23/1994</td> <td>0</td> <td>No</td> </tr> <tr> <td>870/239</td> <td></td> <td>12/30/1991</td> <td>0</td> <td>No</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 2687/951 | CHOAT, CHAD L & | 11/21/2017 | 0 | 4 | 2141/516 | WILLIAMS, BUFORD & | 11/05/2010 | 722,000 | YES | 1824/365 | BEAVER, DERRILL B & RUTH-JANE | 11/09/2006 | 900,000 | YES | 1102/693 | BINGHAM, RAYMOND L & | 03/13/1998 | 390,000 | Yes | 960/501 | SELLER | 06/23/1994 | 0 | No | 870/239 | | 12/30/1991 | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2687/951 | CHOAT, CHAD L & | 11/21/2017 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2141/516 | WILLIAMS, BUFORD & | 11/05/2010 | 722,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1824/365 | BEAVER, DERRILL B & RUTH-JANE | 11/09/2006 | 900,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1102/693 | BINGHAM, RAYMOND L & | 03/13/1998 | 390,000 | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 960/501 | SELLER | 06/23/1994 | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 870/239 | | 12/30/1991 | 0 | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 2,048</td> <td>2,048</td> <td>11%</td> <td>225</td> <td>Assessed</td> <td>75,895</td> <td>7,014.97</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 687,904</td> <td>687,904</td> <td></td> <td>75,670</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>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 689,952</td> <td>689,952</td> <td></td> <td>75,895</td> <td>Total Taxable</td> <td>74,895</td> <td>6,923.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 2011 | Land Value 2,048 | 2,048 | 11% | 225 | Assessed | 75,895 | 7,014.97 | Year Frozen | 0 | Improvements 687,904 | 687,904 | | 75,670 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | TIF Project ID | 0 | Total Value 689,952 | 689,952 | | 75,895 | Total Taxable | 74,895 | 6,923.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2011 | Land Value 2,048 | 2,048 | 11% | 225 | Assessed | 75,895 | 7,014.97 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 687,904 | 687,904 | | 75,670 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 689,952 | 689,952 | | 75,895 | Total Taxable | 74,895 | 6,923.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <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>2025-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>671,866</td><td>1000</td><td>72,905</td><td>6,739.00</td></tr> <tr><td>2024</td><td>2024-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>704,410</td><td>1000</td><td>76,484</td><td>7,069.00</td></tr> <tr><td>2023</td><td>2023-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>742,661</td><td>1000</td><td>76,973</td><td>7,051.00</td></tr> <tr><td>2022</td><td>2022-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>738,583</td><td>1000</td><td>74,702</td><td>6,915.00</td></tr> <tr><td>2021</td><td>2021-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>670,132</td><td>1000</td><td>68,039</td><td>6,008.00</td></tr> <tr><td>2020</td><td>2020-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>657,687</td><td>1000</td><td>66,029</td><td>6,046.00</td></tr> <tr><td>2019</td><td>2019-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>626,193</td><td>1000</td><td>64,077</td><td>5,935.00</td></tr> <tr><td>2018</td><td>2018-660003633</td><td>CHOAT FAMILY TRUST</td><td>18</td><td>647,243</td><td>1000</td><td>62,181</td><td>5,746.00</td></tr> <tr><td>2017</td><td>2017-660003633</td><td>CHOAT, CHAD L &</td><td>18</td><td>638,794</td><td>1000</td><td>60,341</td><td>5,535.00</td></tr> <tr><td>2016</td><td>2016-660003633</td><td>CHOAT, CHAD L &</td><td>18</td><td>621,966</td><td>1000</td><td>58,554</td><td>5,488.00</td></tr> <tr><td>2015</td><td>2015-660003633</td><td>CHOAT, CHAD L &</td><td>18</td><td>602,909</td><td>1000</td><td>56,820</td><td>5,116.00</td></tr> <tr><td>2014</td><td>2014-660003633</td><td>CHOAT, CHAD L &</td><td>18</td><td>609,505</td><td>1000</td><td>55,136</td><td>5,113.00</td></tr> <tr><td>2013</td><td>2013-660003633</td><td>CHOAT, CHAD L &</td><td>18</td><td>505,826</td><td>1000</td><td>52,720</td><td>4,824.00</td></tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660003633 | CHOAT FAMILY TRUST | 18 | 671,866 | 1000 | 72,905 | 6,739.00 | 2024 | 2024-660003633 | CHOAT FAMILY TRUST | 18 | 704,410 | 1000 | 76,484 | 7,069.00 | 2023 | 2023-660003633 | CHOAT FAMILY TRUST | 18 | 742,661 | 1000 | 76,973 | 7,051.00 | 2022 | 2022-660003633 | CHOAT FAMILY TRUST | 18 | 738,583 | 1000 | 74,702 | 6,915.00 | 2021 | 2021-660003633 | CHOAT FAMILY TRUST | 18 | 670,132 | 1000 | 68,039 | 6,008.00 | 2020 | 2020-660003633 | CHOAT FAMILY TRUST | 18 | 657,687 | 1000 | 66,029 | 6,046.00 | 2019 | 2019-660003633 | CHOAT FAMILY TRUST | 18 | 626,193 | 1000 | 64,077 | 5,935.00 | 2018 | 2018-660003633 | CHOAT FAMILY TRUST | 18 | 647,243 | 1000 | 62,181 | 5,746.00 | 2017 | 2017-660003633 | CHOAT, CHAD L & | 18 | 638,794 | 1000 | 60,341 | 5,535.00 | 2016 | 2016-660003633 | CHOAT, CHAD L & | 18 | 621,966 | 1000 | 58,554 | 5,488.00 | 2015 | 2015-660003633 | CHOAT, CHAD L & | 18 | 602,909 | 1000 | 56,820 | 5,116.00 | 2014 | 2014-660003633 | CHOAT, CHAD L & | 18 | 609,505 | 1000 | 55,136 | 5,113.00 | 2013 | 2013-660003633 | CHOAT, CHAD L & | 18 | 505,826 | 1000 | 52,720 | 4,824.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660003633 | CHOAT FAMILY TRUST | 18 | 671,866 | 1000 | 72,905 | 6,739.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660003633 | CHOAT FAMILY TRUST | 18 | 704,410 | 1000 | 76,484 | 7,069.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660003633 | CHOAT FAMILY TRUST | 18 | 742,661 | 1000 | 76,973 | 7,051.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660003633 | CHOAT FAMILY TRUST | 18 | 738,583 | 1000 | 74,702 | 6,915.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660003633 | CHOAT FAMILY TRUST | 18 | 670,132 | 1000 | 68,039 | 6,008.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660003633 | CHOAT FAMILY TRUST | 18 | 657,687 | 1000 | 66,029 | 6,046.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660003633 | CHOAT FAMILY TRUST | 18 | 626,193 | 1000 | 64,077 | 5,935.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660003633 | CHOAT FAMILY TRUST | 18 | 647,243 | 1000 | 62,181 | 5,746.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660003633 | CHOAT, CHAD L & | 18 | 638,794 | 1000 | 60,341 | 5,535.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660003633 | CHOAT, CHAD L & | 18 | 621,966 | 1000 | 58,554 | 5,488.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660003633 | CHOAT, CHAD L & | 18 | 602,909 | 1000 | 56,820 | 5,116.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660003633 | CHOAT, CHAD L & | 18 | 609,505 | 1000 | 55,136 | 5,113.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660003633 | CHOAT, CHAD L & | 18 | 505,826 | 1000 | 52,720 | 4,824.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | Primary Image |
|---|---------------|
| <p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p> | |

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Masonry 50% Frame, Siding, Wood |
| Base/Total Area | 5,252 / 5,252 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 5,252 |
| Fixture/RghIn | 17 / |
| Bed/F/H Bath | 4 / 4.0 / |
| Basement Area | |
| Garage Type | 950 Attached Garage - Finished 3 Stalls |
| Remodel | RMA - |
| Year/Eff Age | 1995 / 14 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

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

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 90.25 | Total Misc Impr | + 50,615 | | | | |
| Roofing Adj | + 4.10 | Garage Cost | + 35,473 | | | | |
| Subfloor Adj | + -1.94 | Total RCN | = 661,340 | | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (14%) | - 92,588 | | | | |
| Plumbing Adj | + 4.48 | Lump Sums | + 4,738 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 573,490 | | | | |
| Adj Base Cost | = 109.53 | Lot Value | + 573,490 | | | | |
| Total Area | x 5,252 | Indicated Value | = 573,490 | | | | |
| Adjusted Cost | = 575,252 | Value Per SqFt | 109.19 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 573,490 | | |
| Lot Value | | | |
| Indicated Value | 573,490 | 109.19 | Per SqFt |
| Agland Value | 2,048 | | |
| Site Improvements | 114,414 | | |
| Total Value | 689,952 | 131.37 | 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 |
| SHLT | STORM SHELTER | 0 | | 1 | 2014 | 0.00 | | |
| GENR | Generator - Residential Standby | 0 | | 1 | 2021 | 2,800.00 | | 2,800 |
| PRCH | SLAB PORCH - COVERED | 8960 | 73x10 | | 730 | 24.95 | | 18,214 |
| PRCH | Porch | 8961 | 49x10 | | 490 | 25.39 | | 12,441 |
| EPKS | Enclosed Porch - Kneewall Screen | 119196 | 20x15 | | 300 | 28.73 | | 8,619 |
| WODO | Wood Deck - Open | 119197 | 20x14 | | 280 | 18.00 | 6% | 4,738 |
| PATC | Patio - Covered | 182449 | 38x4 | | 152 | 19.25 | | 2,926 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------|---------------------|-----------------------|------------------|--------------------------------|---------------------|-------------|
| UTIL | Utility Building | | 32x40x16 | Concrete | Composition Shingle | 1,280 |
| Qual | 4 | Cond 3 | Year 2010 | Eff Age 12 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (25% Phys/ % Func) | RCNLD | |
| Base Cost (35.77 x 1,280) | | 45,786 | | 45,786 | 11,447 | 34,339 |
| WDC | Wood Deck - Covered | | 10x10x0 | Plank | Composition Shingle | 100 |
| Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (54% Phys/ % Func) | RCNLD | |
| Base Cost (45.03 x 100) | | 4,503 | | 4,503 | 2,432 | 2,071 |
| UTIL | Utility Building | | 28x30x8 | Concrete | Composition Shingle | 840 |
| Qual | 3 | Cond 3 | Year 2008 | Eff Age 14 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (31% Phys/ % Func) | RCNLD | |
| Base Cost (30.71 x 840) | | 25,796 | | 25,796 | 7,997 | 17,799 |
| UTIL | Utility Building | | 20x24x8 | Concrete | Composition Shingle | 480 |
| Qual | 2 | Cond 3 | Year 2008 | Eff Age 14 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (31% Phys/ % Func) | RCNLD | |
| Base Cost (29.50 x 480) | | 14,160 | | 33,778 | 10,471 | 23,307 |
| Warm & Cooled Air | | Total Area | 480 | | | 3,389 |
| Interior Finish (Residential) | | Finished Area | 480 | Fixture Count | | 16,229 |
| LNTD | Lean To - Attached | | 14x30x8 | | Composition Shingle | 420 |
| Qual | 4 | Cond 3 | Year 2000 | Eff Age 20 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD | |
| Base Cost (12.22 x 420) | | 5,132 | | 5,132 | 3,541 | 1,591 |
| UTIL | Utility Building | | 0x0x0 | Concrete | Formed Metal | 920 |
| Qual | 2 | Cond 3 | Year 2000 | Eff Age 20 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (49% Phys/ % Func) | RCNLD | |
| Base Cost (31.67 x 920) | | 29,136 | | 29,136 | 14,277 | 14,859 |
| LNTD | Lean To - Attached | | 12x30x8 | Base | Formed Metal | 360 |
| Qual | 2 | Cond 3 | Year 2000 | Eff Age 20 | | |
| Valuation Summary | | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD | |
| Base Cost (8.79 x 360) | | 3,164 | | 3,164 | 2,183 | 981 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|-------------|-----------------|---------------|------------------|---------------------|-------------|
| | PATC | Patio - Covered | 8x10x0 | Concrete | Composition Shingle | 80 |
| | Qual | 3 | Cond 3 | Year 2000 | Eff Age 20 | |

| Valuation Summary | | Modifier Total | RCN | Depr (65% Phys/ % Func) | RCNLD |
|------------------------|-------|----------------|-------|-------------------------|-------|
| Base Cost (19.09 x 80) | 1,527 | | 1,527 | 993 | 534 |

| | | | | | | |
|-------------|---------------------------|---------------|------------------|-------------------|--|-----|
| SPLG | Swimming Pool - In Ground | 0x0x0 | | | | 520 |
| Qual | 3 | Cond 3 | Year 2000 | Eff Age 20 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (65% Phys/ % Func) | RCNLD |
|-------------------------|--------|----------------|--------|-------------------------|-------|
| Base Cost (51.51 x 520) | 26,785 | | 26,785 | 17,410 | 9,375 |

| | | | | | | |
|-------------|------------------|---------------|------------------|-------------------|--|-----|
| UTIL | Utility Building | 20x36x8 | Concrete | Formed Metal | | 720 |
| Qual | 2 | Cond 3 | Year 1990 | Eff Age 27 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (55% Phys/ % Func) | RCNLD |
|-------------------------|--------|----------------|--------|-------------------------|-------|
| Base Cost (29.50 x 720) | 21,240 | | 21,240 | 11,682 | 9,558 |



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Agland Inventory

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| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| BC | BATES-COLLINSVILLE COMPLE | TMBR | 51 | | | 3.500 | 92 | 92 | 321 | 321 |
| TMBR Totals | | | | | | 3.500 | | | 321 | 321 |
| BC | BATES-COLLINSVILLE COMPLE | NTV PST | 51 | | | 3.460 | 122 | 122 | 424 | 424 |
| RVC | RIVERTON GRAVELLY LOAM 3- | NTV PST | 61 | | | 8.900 | 146 | 146 | 1,303 | 1,303 |
| NTV PST Totals | | | | | | 12.360 | | | 1,727 | 1,727 |
| Total Agland | | | | | | 15.860 | | | 2,048 | 2,048 |