



# 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> 660018745 <b>Parcel ID</b> 000000-00-0-00180-001-0002 <b>Cadastral ID</b> 21-21-16-01910 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 91954 CHOMOSH, DIANA  12065 E 510 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 12065 E 510 RD <b>Subdivision</b> CONCORD WOODS AMD 2 <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 21 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0056.JPG 9/21/2023</p>														
<b>Legal Description</b> Lat/Long: 36.27882937 -95.61378992																			
LOT 2 BLOCK 1 CONCORD WOODS AMD 2					<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					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	40,948	30,421	11%	3,346	<b>Assessed</b>	20,351	1,881.04										
Year Frozen	2021	<b>Improvements</b>	208,078	154,583		17,005	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00										
TIF Project ID	0	<b>Total Value</b>	249,026	185,004		20,351	<b>Total Taxable</b>	19,351	1,789.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660018745	CHOMOSH, DIANA			18	241,716	1000	19,351	1,789.00										
2024	2024-660018745	CHOMOSH, WALTER N &			18	239,120	1000	19,350	1,788.00										
2023	2023-660018745	CHOMOSH, WALTER N &			18	199,784	1000	19,351	1,773.00										
2022	2022-660018745	CHOMOSH, WALTER N &			18	202,642	1000	19,350	1,791.00										
2021	2021-660018745	CHOMOSH, WALTER N &			18	207,140	1000	19,351	1,709.00										
2020	2020-660018745	CHOMOSH, WALTER N &			18	203,547	1000	18,758	1,718.00										
2019	2019-660018745	CHOMOSH, WALTER N &			18	194,865	1000	18,182	1,684.00										
2018	2018-660018745	CHOMOSH, WALTER N &			18	201,424	1000	17,623	1,628.00										
2017	2017-660018745	CHOMOSH, WALTER N &			18	199,265	1000	17,081	1,567.00										
2016	2016-660018745	CHOMOSH, WALTER N &			18	194,234	1000	16,555	1,552.00										
2015	2015-660018745	CHOMOSH, WALTER N &			18	188,157	1000	16,043	1,444.00										
2014	2014-660018745	CHOMOSH, WALTER N &			18	191,172	1000	15,547	1,442.00										
2013	2013-660018745	CHOMOSH, WALTER N &			18	182,620	1000	15,065	1,379.00										



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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3501		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	58,809.00 x .70 = 40,948		
Factor Value			
Adjustments	1.0000		
Lot Value	40,948		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,668 / 2,374
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	303,085	127.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	287,850 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,686		
Lot Value	40,948		
Indicated Value	232,634	97.99	Per SqFt
Agland Value			
Site Improvements	16,392		
Total Value	249,026	104.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.77	Total Misc Impr	+	13,813			
Roofing Adj	+ 3.93	Garage Cost	+	24,161			
Subfloor Adj	+ 0.00	Total RCN	=	336,291			
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	144,605			
Plumbing Adj	+ 7.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,686			
Adj Base Cost	= 125.66	Lot Value	+	40,948			
Total Area	x 2,374	Indicated Value	=	232,634			
Adjusted Cost	= 298,317	Value Per SqFt		97.99			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	45546	16x12		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	45547	63		63	29.33		1,848



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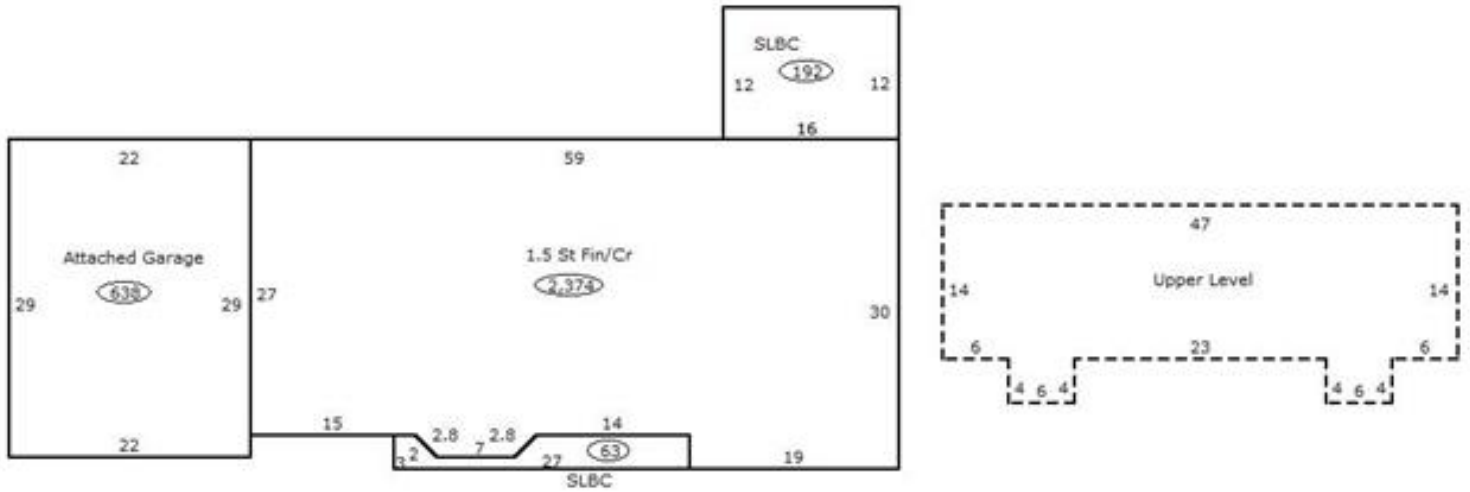
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,668	1.423	2,374
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	63	1.000	63
5	U	^UL	Overhang	13	Upper Level	706	1.000	706
<b>Total Building Area</b>						1,668		2,374



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			120	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	84	478
	GRDT	GARAGE - DETACHED	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.92 x 600)		16,752			16,752	838	15,914
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.50 x )							