



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001485				<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0323\IMG_0064. 3/24/2022</p>				
Parcel ID	21N15E-02-3-00000-000-0000								
Cadastral ID	02-21-15-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	291761								
WASHOM, LARRY									
8305 E 480 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	08305 E 480 RD								
Subdivision									
Lot/Block	/	Parcel Size	15.38 - Acres						
Sec/Twn/Rng	2 / 21 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32293288 -95.68191710									
SE SW LESS W 100' S 653.4' & LESS E 391.5' OF W 502.5' OF SW SE SW AND LESS A TR IN THE SE/4 SW/4 COMM AT SW/C OF SEC; TH N88-47-26E 1950.35' TO POB; TH N01-43-29W 1319.59'; TH N 88-47-05E 135'; TH S01-45-29E 1319.59'; TH S 88-47-26W 135' TO POB & LESS TR DESC AS COMM SW/C									
Building Permits									
Number	Description	Opened	Closed	Amount					
R5	R5 PARENT SPLIT	08/2004	12/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
PD	Add-Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WASHOM, ROBERT W	08/11/2020		0 4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	0	Land Value	704	704	11%	77	Assessed	6,936 738.28	
Year Frozen	2007	Improvements	62,900	62,354		6,859	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	63,604	63,058		6,936	Total Taxable	6,936 738.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001485	WASHOM, LARRY	8	66,481	0	6,734	716.00		
2024	2024-660001485	WASHOM, LARRY	8	63,152	0	6,538	696.00		
2023	2023-660001485	WASHOM, LARRY	8	57,911	0	6,347	670.00		
2022	2022-660001485	WASHOM, LARRY	8	56,028	0	6,163	655.00		
2021	2021-660001485	WASHOM, LARRY	8	64,433	0	7,088	722.00		
2020	2020-660001485	WASHOM, LARRY	8	64,860	2000	5,060	562.00		
2019	2019-660001485	WASHOM, ROBERT W	8	64,176	2000	5,060	569.00		
2018	2018-660001485	WASHOM, ROBERT W	8	74,183	2000	5,843	651.00		
2017	2017-660001485	WASHOM, ROBERT W	8	73,344	2000	5,843	639.00		
2016	2016-660001485	WASHOM, ROBERT W	8	71,305	2000	5,844	658.00		
2015	2015-660001485	WASHOM, ROBERT W	8	74,708	2000	5,899	633.00		
2014	2014-660001485	WASHOM, ROBERT W	8	78,309	2000	5,899	640.00		
2013	2013-660001485	WASHOM, ROBERT W	8	78,332	2000	5,899	631.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\102_0323\IMG_0064. 3/24/2022
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,020 / 2,020
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 74

Cost Approach		Manual : 01/2025	
Base Cost	93.28	Total Misc Impr	+ 11,880
Roofing Adj	+ 4.06	Garage Cost	+ 12,487
Subfloor Adj	+ -1.09	Total RCN	= 226,064
Heat/Cool Adj	+ 0.84	Depreciation (76%)	- 171,809
Plumbing Adj	+ 2.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,255
Adj Base Cost	= 99.85	Lot Value	+ 54,255
Total Area	x 2,020	Indicated Value	= 54,255
Adjusted Cost	= 201,697	Value Per SqFt	26.86

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,255		
Lot Value			
Indicated Value	54,255	26.86	Per SqFt
Agland Value	704		
Site Improvements	8,645		
Total Value	63,604	31.49	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	4131	16x15		240	23.44		5,626
PRCH	SLAB PORCH - COVERED	4132	8x6		48	24.12		1,158



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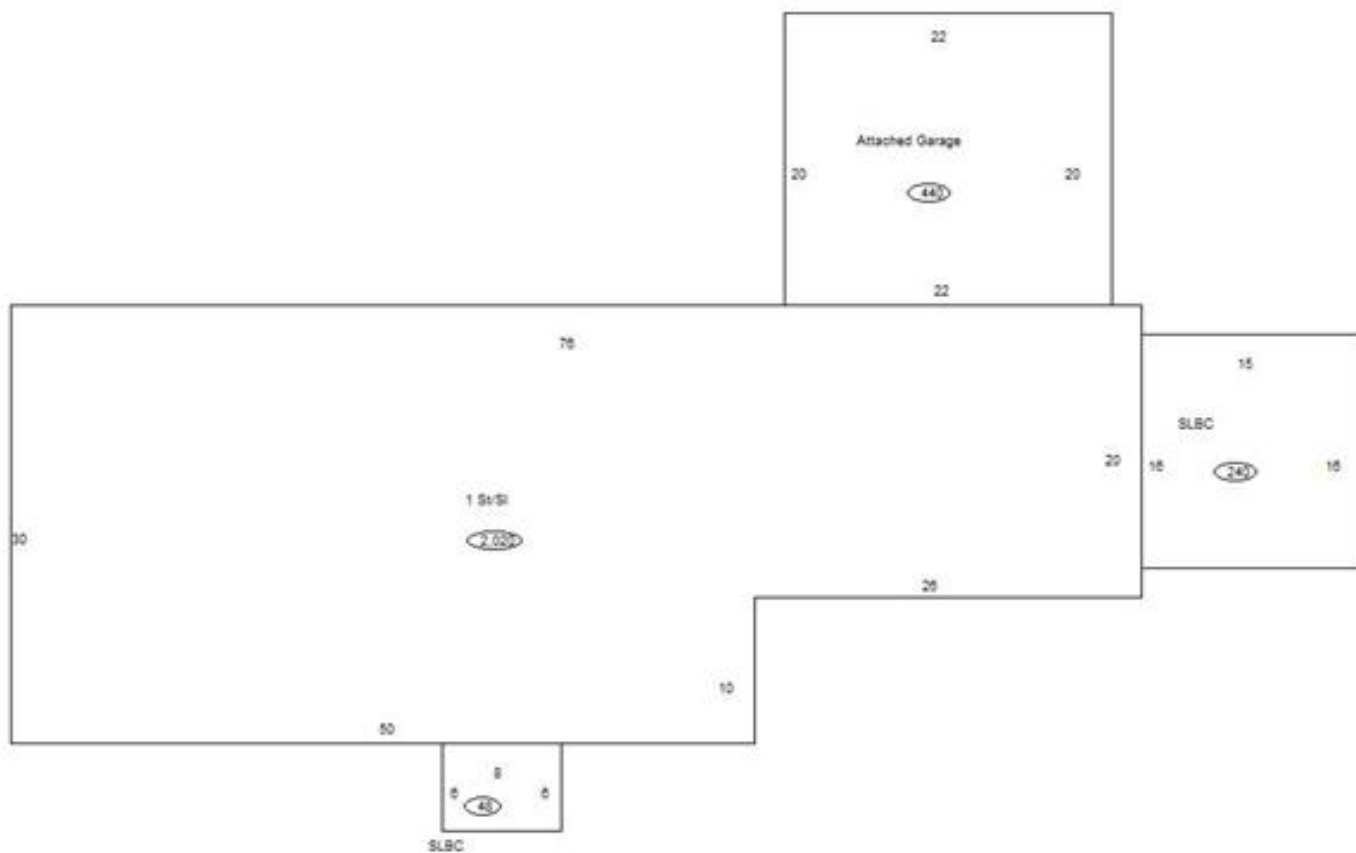
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,020	1.000	2,020
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						2,020		2,020



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,472
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (8.30 x 3,472)		28,818	28,818	20,173		8,645



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			2.080	108	108	225	225
SO	SOGN SOILS	NTV PST	15			13.300	36	36	479	479
NTV PST Totals						15.380			704	704
Total Agland						15.380			704	704