



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:26:31
Page 1

Assessment Data				Primary Image					
Account	660105429								
Parcel ID	21N15E-02-3-00000-001-0000								
Cadastral ID	02-21-15-00640								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	335372								
WASHOM, ANDREW PRESLEY & CRYSTAL MICHELLE									
8305 E 480 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	08457 E 480 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.5 - Acres						
Sec/Twn/Rng	2 / 21 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32225000 -95.67804933				Building Permits					
TR DESC AS COMM SW/C SEC; N88.4710E 2380.01' TO POB; N01 4613W 255.71'; N88.4710E 255.71'; S01.4613E 255.71'; S88.4710W 255 71' TO POB.				Number	Description	Opened	Closed	Amount	
				R22 359 R21	R23 NEW SFR 1400 SQ FT R23- SPLIT	09/2022 08/2021	05/2023 06/2022	211,100	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WASHOM, ANDREW P & MICHELLE	05/26/2022	0	4
					/	WASHOM, LARRY	05/12/2022	0	4
					/	WASHOM, LARRY	06/25/2021	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap		Land Value	54	54	11%	6	Assessed	19,317	2,056.13
Year Frozen		Improvements	177,764	175,555		19,311	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	177,818	175,609		19,317	Total Taxable	19,317	2,056.00
Assessment History									
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105429	WASHOM, ANDREW PRESLEY &		8	170,495	0	18,755	1,997.00	
2024	2024-660105429	WASHOM, ANDREW PRESLEY &		8	181,731	0	19,990	2,127.00	
2023	2023-660105429	WASHOM, ANDREW PRESLEY &		8	54	0	6	1.00	
2022	2022-660105429	WASHOM, ANDREW P & MICHELLE		8	54	0	6	1.00	
2021	2021-660105429	WASHOM, ANDREW P & MICHELLE		8	36	0	4	1.00	




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:26:31
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\ROB STUFF\2023-5-23\IMG_0007.JPG 5/23/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+ 5,944				
Roofing Adj	+ 4.75	Garage Cost	+ 0				
Subfloor Adj	+ -2.31	Total RCN	= 181,392				
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 3,628				
Plumbing Adj	+ 8.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 177,764				
Adj Base Cost	= 125.32	Lot Value	+ 0				
Total Area	x 1,400	Indicated Value	= 177,764				
Adjusted Cost	= 175,448	Value Per SqFt	126.97				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,764		
Lot Value			
Indicated Value	177,764	126.97	Per SqFt
Agland Value	54		
Site Improvements			
Total Value	177,818	127.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157060	20x8		160	26.43		4,229
PRCH	Slab Porch - Covered	157061	8x6		48	26.78		1,285
PRCH	Slab Porch - Covered	157062	4x4		16	26.88		430



Rogers

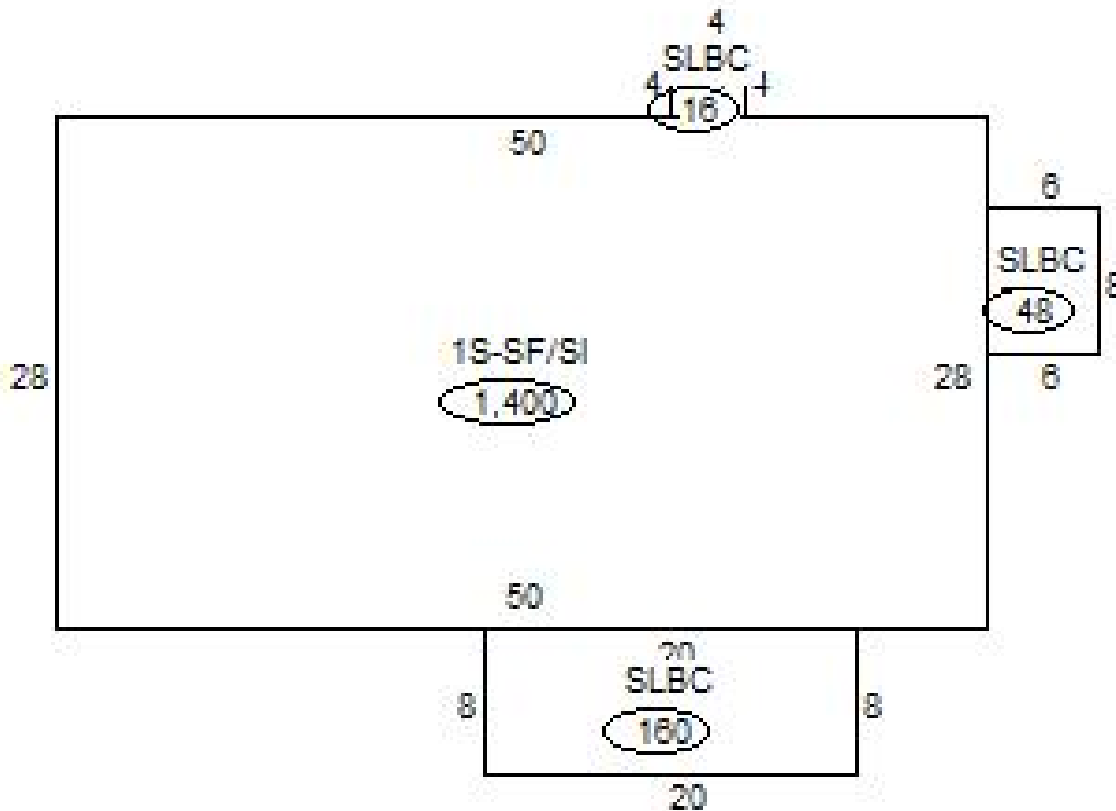
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:26:32
 Page 3

Sketch Image

660105429



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,400	1.000	1,400
2	M	PRCH		20	SLBC	160	1.000	160
3	M	PRCH		20	SLBC	48	1.000	48
4	M	PRCH		20	SLBC	16	1.000	16
Total Building Area						1,400		1,400



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:26:32
Page 4

Agland Inventory

660105429

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			1.500	36	36	54	54
NTV PST Totals						1.500			54	54
Total Agland						1.500			54	54