



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 05:54:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000168 <b>Parcel ID</b> 0000-08-25N-21W-1-001-00 <b>Cadastral ID</b> 0000-25N-21W-08-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 102 - 4R-BUFFALO <b>Name ID</b> 12408 LATTA, RODNEY DEAN AND TERESA LEANN LATTA  2461 N 199 RD WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 2461 N 199 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 312.29 - Acres <b>Sec/Twn/Rng</b> 8 / 25 / 21 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 4-BUFFAL - 4-BUFFALO																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.76207224 -99.57039838																																																																																																																									
<b>Legal Description</b> SEC.8-25-21 E2NW4; N2SE4 LESS 7.7067 ACRE TRACT SE4; NE4					<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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Date 02/06/2026  
 Time 05:54:00  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,646 / 3,646
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,646
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 14

House	1/26/2023
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	77.21	Total Misc Impr	+ 18,678
Roofing Adj	+ 3.32	Garage Cost	+ 13,600
Subfloor Adj	+ -1.27	Total RCN	= 371,794
Heat/Cool Adj	+ 10.37	Depreciation ( 15%)	- 55,769
Plumbing Adj	+ 3.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 316,025
Adj Base Cost	= 93.12	Lot Value	+ 5,000
Total Area	x 3,646	Indicated Value	= 321,025
Adjusted Cost	= 339,516	Value Per SqFt	88.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,025		
Lot Value	5,000		
Indicated Value	321,025	88.05	Per SqFt
Agland Value	32,586		
Site Improvements	24,180		
Total Value	377,791	103.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	39	654		654	20.50		13,407
PATC	Patio - Covered	8737	35x12		420	12.55		5,271



Harper

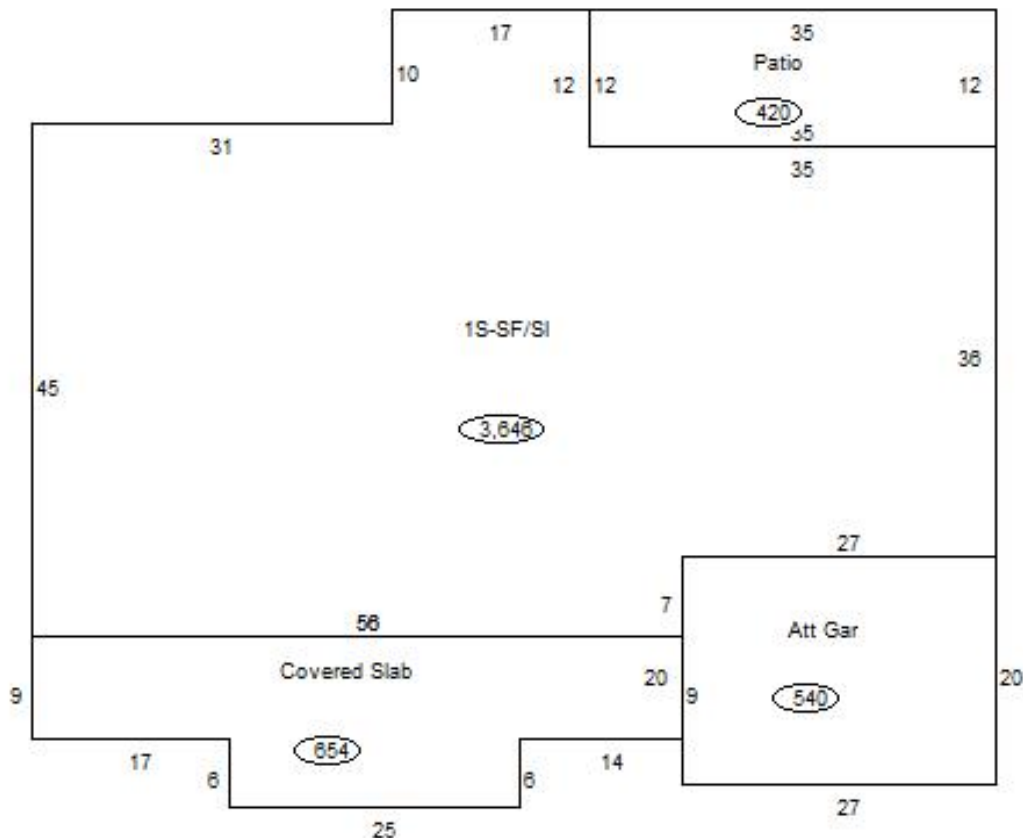
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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 05:54:00  
Page 3

Sketch Image

300000168



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,646	1.000	3,646
2	G	1		20	Att Gar	540	1.000	540
3	M	PRCH		20	Covered Slab	654	1.000	654
4	M	PATC		20	Patio	420	1.000	420
<b>Total Building Area</b>						3,646		3,646



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 Time 05:54:00  
 Page 4

300000168

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building DOG KENNEL	30x30x10		Formed Metal	900
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.14 x 900)		24,426		24,426	2,687	21,739
	LNT0	Lean To - Attached TO SHED	20x8x8		Formed Metal	160
	Qual	3	Cond 3	Year 2016	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.98 x 160)		1,117		1,117	525	592
	SHDS	Yard Shed - Wood	20x8x8		Composition Shingle	160
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.40 x 160)		3,424		3,424	1,575	1,849



# Harper

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Date 02/06/2026  
Time 05:54:00  
Page 5

### Agland Inventory

300000168

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			7.353	160	160	1,176	1,176
CA	CAREY SILT 1-3%	CR	50			28.180	255	255	7,172	7,172
LD	LOAMY ALLUVIAL LAND	NP	33			28.854	106	106	3,047	3,047
QA	QUINLAN LOAM	CR	11			2.141	56	56	120	120
QA	QUINLAN LOAM	NP	11			80.334	35	35	2,828	2,828
QC	QUINLAN-WDWARD 5-12%	NP	14			13.243	45	45	593	593
QC	QUINLAN-WDWARD 5-12%	CR	14			3.504	71	71	250	250
RD	ROUGH BROKEN LAND	NP	10			35.630	32	32	1,140	1,140
WB	WOODWARD 3-8%	NP	33			22.099	106	106	2,334	2,334
WB	WOODWARD 3-8%	CR	33			66.806	168	168	11,221	11,221
WD	WOODWARD-QUINLAN3-8%	CR	23			23.039	117	117	2,697	2,697
WD	WOODWARD-QUINLAN3-8%	NP	23			.108	74	74	8	8
<b>NP Totals</b>						311.290			32,586	32,586
<b>Total Agland</b>						311.290			32,586	32,586