



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:54:03
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300000171 Parcel ID 0000-08-25N-21W-4-001-00 Cadastral ID 0000-25N-21W-08-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 102 - 4R-BUFFALO Name ID 12408 LATTA, RODNEY DEAN AND TERESA LEANN LATTA 2461 N 199 RD WOODWARD OK 73801-0000 Parcel Location Situs 02459 199 RD N Subdivision Lot/Block / Parcel Size 7.7 - Acres Sec/Twn/Rng 8 / 25 / 21 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>0000-08-25N-21W-4-001-00 01/26/23</p> <p>0000-08-25N-21W-4-001-00_009.JPG 1/26/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.76333874 -99.56084667 SEC.8-25-21 TRACT IN NE4SE4 BOOK 359, PAGE 144																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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>/</td> <td>LATTA, RODNEY DEAN, ETUX</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LATTA, RODNEY DEAN, ETUX																																																																																															
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	LATTA, RODNEY DEAN, ETUX																																																																																																																								
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>78.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 10,025</td> <td>10,025</td> <td>12%</td> <td>1,203</td> <td>Assessed</td> <td>6,149</td> <td>484.17</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 70,783</td> <td>41,217</td> <td></td> <td>4,946</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 80,808</td> <td>51,242</td> <td></td> <td>6,149</td> <td>Total Taxable</td> <td>6,149</td> <td>484.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	Remove Cap	2020	Land Value 10,025	10,025	12%	1,203	Assessed	6,149	484.17	Year Frozen		Improvements 70,783	41,217		4,946	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 80,808	51,242		6,149	Total Taxable	6,149	484.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 10,025	10,025	12%	1,203	Assessed	6,149	484.17																																																																																																																	
Year Frozen		Improvements 70,783	41,217		4,946	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 80,808	51,242		6,149	Total Taxable	6,149	484.00																																																																																																																	
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>2025-300000171</td><td>LATTA, RODNEY DEAN AND</td><td>102</td><td>80,808</td><td>0</td><td>5,857</td><td>461.00</td></tr> <tr><td>2024</td><td>2024-300000171</td><td>LATTA, RODNEY DEAN AND</td><td>102</td><td>84,210</td><td>0</td><td>5,578</td><td>454.00</td></tr> <tr><td>2023</td><td>2023-300000171</td><td>LATTA, RODNEY DEAN AND</td><td>102</td><td>44,266</td><td>0</td><td>5,312</td><td>439.00</td></tr> <tr><td>2022</td><td>2022-300000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>44,266</td><td>0</td><td>5,312</td><td>437.00</td></tr> <tr><td>2021</td><td>2021-300000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>44,266</td><td>0</td><td>5,312</td><td>439.00</td></tr> <tr><td>2020</td><td>2020-300000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>44,266</td><td>0</td><td>5,312</td><td>437.00</td></tr> <tr><td>2019</td><td>2019-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>40,972</td><td></td><td>4,408</td><td>365.00</td></tr> <tr><td>2018</td><td>2018-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>40,972</td><td></td><td>4,280</td><td>355.00</td></tr> <tr><td>2017</td><td>2017-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>40,528</td><td></td><td>4,155</td><td>345.00</td></tr> <tr><td>2016</td><td>2016-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>70,274</td><td></td><td>4,033</td><td>343.00</td></tr> <tr><td>2015</td><td>2015-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>68,700</td><td></td><td>3,917</td><td>311.00</td></tr> <tr><td>2014</td><td>2014-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>66,123</td><td></td><td>3,803</td><td>305.00</td></tr> <tr><td>2013</td><td>2013-0000171</td><td>LATTA, RODNEY DEAN, ETUX</td><td>102</td><td>39,957</td><td></td><td>2,015</td><td>160.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300000171	LATTA, RODNEY DEAN AND	102	80,808	0	5,857	461.00	2024	2024-300000171	LATTA, RODNEY DEAN AND	102	84,210	0	5,578	454.00	2023	2023-300000171	LATTA, RODNEY DEAN AND	102	44,266	0	5,312	439.00	2022	2022-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	437.00	2021	2021-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	439.00	2020	2020-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	437.00	2019	2019-0000171	LATTA, RODNEY DEAN, ETUX	102	40,972		4,408	365.00	2018	2018-0000171	LATTA, RODNEY DEAN, ETUX	102	40,972		4,280	355.00	2017	2017-0000171	LATTA, RODNEY DEAN, ETUX	102	40,528		4,155	345.00	2016	2016-0000171	LATTA, RODNEY DEAN, ETUX	102	70,274		4,033	343.00	2015	2015-0000171	LATTA, RODNEY DEAN, ETUX	102	68,700		3,917	311.00	2014	2014-0000171	LATTA, RODNEY DEAN, ETUX	102	66,123		3,803	305.00	2013	2013-0000171	LATTA, RODNEY DEAN, ETUX	102	39,957		2,015	160.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300000171	LATTA, RODNEY DEAN AND	102	80,808	0	5,857	461.00																																																																																																																		
2024	2024-300000171	LATTA, RODNEY DEAN AND	102	84,210	0	5,578	454.00																																																																																																																		
2023	2023-300000171	LATTA, RODNEY DEAN AND	102	44,266	0	5,312	439.00																																																																																																																		
2022	2022-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	437.00																																																																																																																		
2021	2021-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	439.00																																																																																																																		
2020	2020-300000171	LATTA, RODNEY DEAN, ETUX	102	44,266	0	5,312	437.00																																																																																																																		
2019	2019-0000171	LATTA, RODNEY DEAN, ETUX	102	40,972		4,408	365.00																																																																																																																		
2018	2018-0000171	LATTA, RODNEY DEAN, ETUX	102	40,972		4,280	355.00																																																																																																																		
2017	2017-0000171	LATTA, RODNEY DEAN, ETUX	102	40,528		4,155	345.00																																																																																																																		
2016	2016-0000171	LATTA, RODNEY DEAN, ETUX	102	70,274		4,033	343.00																																																																																																																		
2015	2015-0000171	LATTA, RODNEY DEAN, ETUX	102	68,700		3,917	311.00																																																																																																																		
2014	2014-0000171	LATTA, RODNEY DEAN, ETUX	102	66,123		3,803	305.00																																																																																																																		
2013	2013-0000171	LATTA, RODNEY DEAN, ETUX	102	39,957		2,015	160.00																																																																																																																		




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:54:03
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 7.7 Topography Street Access Utilities Amenities Method Acre Base Lot Value 7.70 x 1,301.95 = 10,025 Factor Value Adjustments Lot Value 10,025		 <p>0000-08-25N-21W-4-001-00 01/26/23</p> <p>0000-08-25N-21W-4-001-00_009.JPG 1/26/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	79.57	Total Misc Impr	+ 2,671
Roofing Adj	+ 4.67	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 188,408
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 150,726
Plumbing Adj	+ 5.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,682
Adj Base Cost	= 100.29	Lot Value	+ 10,025
Total Area	x 1,852	Indicated Value	= 47,707
Adjusted Cost	= 185,737	Value Per SqFt	25.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,682		
Lot Value	10,025		
Indicated Value	47,707	25.76	Per SqFt
Agland Value			
Site Improvements	32,363		
Total Value	80,070	43.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	43	30x12		360	7.42		2,671



Harper

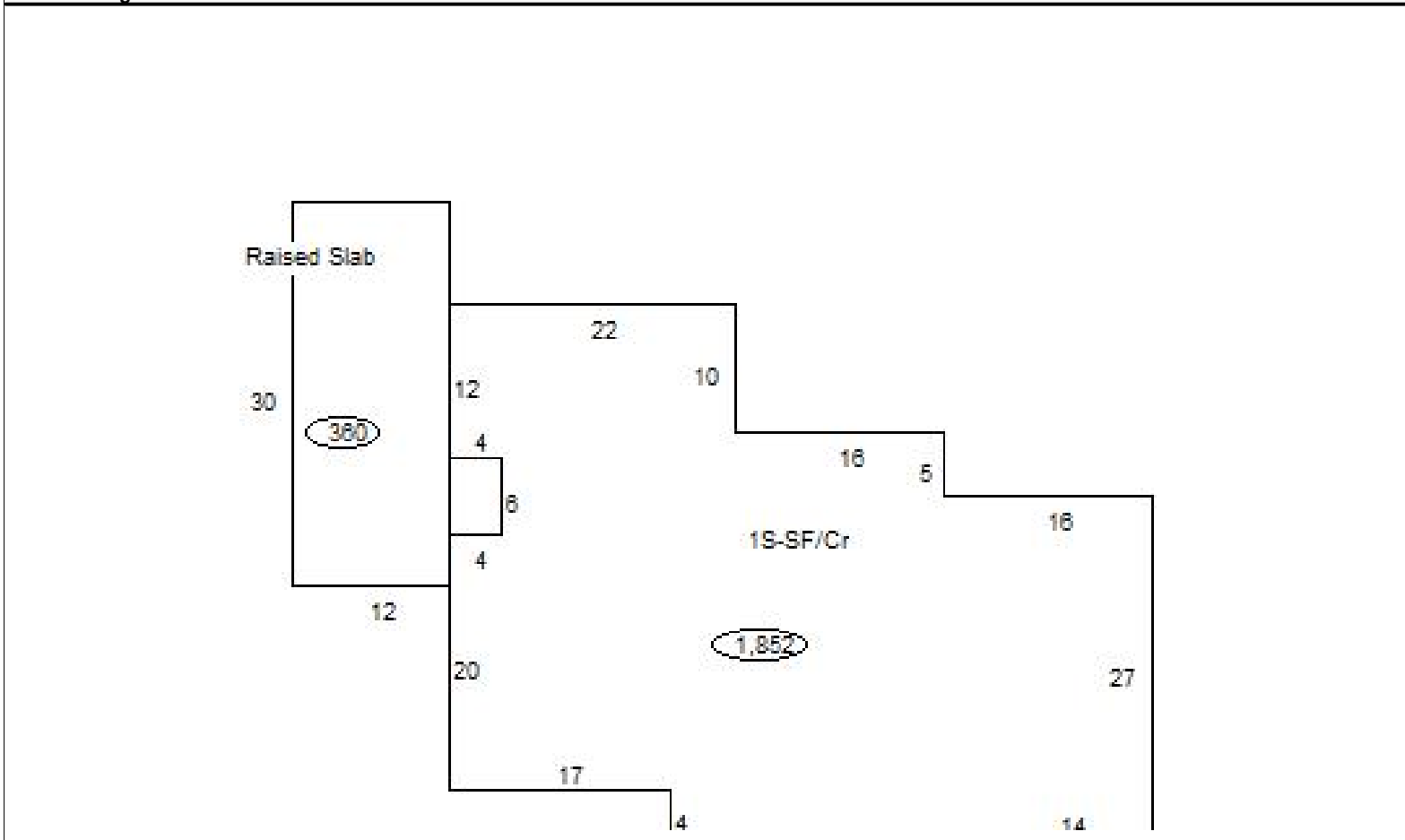
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:54:03
Page 3

Sketch Image

300000171



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,852	1.000	1,852
2	M	PATO		20	Raised Slab	360	1.000	360
Total Building Area						1,852		1,852



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 05:54:03
Page 4

300000171

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single	12x12x8	Dirt		16
	Qual 3	Cond 3	Year 2022	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (236.24 x 16)		3,877		3,877	969	2,908
	BFT1	Bulk Feed Tank - Single	12x12x8	Dirt		16
	Qual 3	Cond 3	Year 2011	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)		RCNLD
Base Cost (236.24 x 16)		3,877		3,877	2,249	1,628
	GBST	Grain Bin - Storage	18x18x7	Dirt		1,428
	Qual 3	Cond 3	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.62 x 1,428)		2,314		2,314	1,851	463
	BNGP	Barn - General Purpose	30x46x12		Formed Metal	1,380
	Qual 3	Cond 3	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (19.19 x 1,380)		26,482		26,482	17,213	9,269
	SHDS	Shed - Small	26x20x8		Formed Metal	520
	Qual 3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (17.53 x 520)		9,116		9,116	7,293	1,823
	GRDT	Garage - Detached	24x30x8		Formed Metal	720
	Qual 3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
Base Cost (33.14 x 720)		23,861		23,861	18,134	5,727
	LOAF	Loafing Shed	20x51x8		Galvanized Metal	1,020
	Qual 3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.65 x 1,020)		5,763		5,763	4,610	1,153



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:54:03
 Page 5

300000171

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	45x20x12		Galvanized Metal	900
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total		RCN	Depr (76% Phys/ % Func)
Base Cost (25.68 x 900)		23,112		23,112	17,565	5,547
	ASC	Awning/Shelter/Carport	56x15x10		Galvanized Metal	840
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (3.67 x 840)		3,083		3,083	2,466	617
	MGWH	Worker Housing (Bunk House)	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (44.84 x 360)		16,142	0 0 0	16,142	12,914	3,228