



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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

Assessment Data				Primary Image							
Account	300000850			No Image On File							
Parcel ID	0000-01-25N-26W-4-001-00										
Cadastral ID	0000-25N-26W-01-4-001-00										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	4								
Tax Area	101 - 1R-LAVERNE										
Name ID	25464										
STINSON FAMILY LLC											
17742 E. 16 RD											
ROSSTON OK 73855-											
Parcel Location											
Situs	N 173 RD										
Subdivision											
Lot/Block	/	Parcel Size	120 - Acres								
Sec/Twn/Rng	1 / 25 / 26 / 4										
Neighborhood	1000 - COUNTY										
School District	1-LAVERNE - 1-LAVERNE										
Legal Description Lat/Long: 36.67224157 -99.91800205				Building Permits							
SEC. 1-25-26 S2SE4; NW4SE4 BOOK 779 PAGE 128 WD				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					779/128	STERLING, CHRISTOPHER ERIC &	12/08/2023	110,000	18		
					779/124	STERLING, CHRISTOPHER ERIC ETAL	12/08/2023		04		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2024	Land Value	7,822	7,822	12%	939	Assessed	939	63.09		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	7,822	7,822		939	Total Taxable	939	63.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000850	STINSON FAMILY LLC			101	7,822	0	939	63.00		
2024	2024-300000850	STINSON FAMILY LLC			101	7,822	0	939	62.00		
2023	2023-300000850	STERLING, CHRISTOPHER ERIC ETAL			101	7,822	0	929	62.00		
2022	2022-300000850	STERLING, CHRISTOPHER ERIC ETAL			101	7,513	0	902	61.00		
2021	2021-300000850	STERLING, CHRISTOPHER ERIC			101	7,513	0	902	62.00		
2020	2020-300000850	STERLING, CHRISTOPHER ERIC			101	7,513	0	902	61.00		
2019	2019-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2018	2018-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2017	2017-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2016	2016-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2015	2015-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2014	2014-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		
2013	2013-0000850	STERLING, CHRISTOPHER ERIC			101	7,513		902	54.00		



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 Page 2

Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		7,822						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	7,822 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 06:03:54
Page 3

Agland Inventory

300000850

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	NP	33			2.189	106	106	231	231
MG	MANSKER-POTTER 5-20%	NP	15			8.817	48	48	423	423
OA	OTERO LOAMY SAND	NP	15			71.176	48	48	3,416	3,416
PD	PRATT LOAMY HUMMOCKY	NP	31			37.818	99	99	3,752	3,752
NP Totals						120.000			7,822	7,822
Total Agland						120.000			7,822	7,822