



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300001615				No Image On File									
Parcel ID	0000-02-26N-25W-1-001-00													
Cadastral ID	0000-26N-25W-02-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24245													
COLTEN, RUSTY & JENNIFER COLTEN														
17742 E 16 RD ROSSTON OK 73855-														
Parcel Location														
Situs	N 178 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	2 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.61668701 -99.74477276														
Building Permits														
SEC.2-26-25 S2NE4; N2SE4 BOOK 514 PAGE 487														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					754/227	FREEMAN, DWIGHT	08/10/2020	174,000	21					
					514/487	VANFLEET, ERVIN E. REP	04/23/1996	37,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	14,499	14,499	12%	1,740	Assessed	1,740	116.91					
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	14,499	14,499		1,740	Total Taxable	1,740	117.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001615	COLTEN, RUSTY &	101	14,499	0	1,740	117.00							
2024	2024-300001615	COLTEN, RUSTY &	101	14,499	0	1,740	116.00							
2023	2023-300001615	COLTEN, RUSTY &	101	14,499	0	1,740	117.00							
2022	2022-300001615	COLTEN, RUSTY &	101	14,418	0	1,730	117.00							
2021	2021-300001615	COLTEN, RUSTY &	101	14,418	0	1,730	119.00							
2020	2020-300001615	COLTEN, RUSTY &	101	14,418	0	1,730	117.00							
2019	2019-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2018	2018-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2017	2017-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2016	2016-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2015	2015-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2014	2014-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							
2013	2013-0001615	FREEMAN, DWIGHT	101	14,418		1,730	103.00							



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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 Adjustments Lot Value				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 14,499 Site Improvements Total Value 14,499 0.00 Total Value Per SqFt				
Residential Data								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300001615

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PD	PRATT LOAMY HUMMOCKY	NP	31			119.031	99	99	11,808	11,808
PD	PRATT LOAMY HUMMOCKY	CR	31			2.009	158	158	317	317
PE	PRATT LOAMY DUNED	NP	20			33.662	64	64	2,154	2,154
TD	TIVOLI FINE SAND	NP	13			5.298	42	42	220	220
NP Totals						160.000			14,499	14,499
Total Agland						160.000			14,499	14,499