



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:13:51  
 Page 1

Assessment Data					Primary Image									
Account	300001617				No Image On File									
Parcel ID	0000-02-26N-25W-2-001-00													
Cadastral ID	0000-26N-25W-02-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13038													
COLTEN, JENNIFER L. & RUSTY COLTEN														
17742 E 16 RD ROSSTON OK 73855-0000														
<b>Parcel Location</b>														
Situs	N 177 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	2 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.61841070 -99.75600287														
<b>Building Permits</b>														
SEC.2-26-25 LOTS 3-4; S2NW4 JENNIFER L COLTEN UND 1/2 INT														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	COLTEN, JENNIFER L. AND								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	7,938	7,938	12%	953	Assessed	953	64.03					
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	7,938	7,938		953	Total Taxable	953	64.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001617	COLTEN, JENNIFER L. &	101	7,938	0	953	64.00							
2024	2024-300001617	COLTEN, JENNIFER L. &	101	7,938	0	953	63.00							
2023	2023-300001617	COLTEN, JENNIFER L. &	101	7,938	0	953	64.00							
2022	2022-300001617	COLTEN, JENNIFER L. &	101	7,769	0	932	63.00							
2021	2021-300001617	COLTEN, JENNIFER L. AND	101	7,769	0	932	64.00							
2020	2020-300001617	COLTEN, JENNIFER L. AND	101	7,769	0	932	63.00							
2019	2019-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2018	2018-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2017	2017-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2016	2016-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2015	2015-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2014	2014-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							
2013	2013-0001617	COLTEN, JENNIFER L. AND	101	7,769		932	56.00							



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 Time 06:13:51  
 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 :		7,938						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	7,938 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 06:13:51  
Page 3

### Agland Inventory

300001617

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			.665	154	154	102	102
PC	PRATT LOAMY BILLOWY	NP	37			12.094	118	118	1,432	1,432
PD	PRATT LOAMY HUMMOCKY	NP	31			4.853	99	99	481	481
TD	TIVOLI FINE SAND	NP	13			142.388	42	42	5,923	5,923
<b>NP Totals</b>						160.000			7,938	7,938
<b>Total Agland</b>						160.000			7,938	7,938