



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:52
 Page 1

Assessment Data					Primary Image														
Account 300001619 Parcel ID 0000-02-26N-25W-4-001-00 Cadastral ID 0000-26N-25W-02-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24246 COLTEN, RUSTY & JENNIFER COLTEN 17742 E 16 RD ROSSTON OK 73855- Parcel Location Situs E 18 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 2 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					No Image On File														
Legal Description Lat/Long: 36.79377320 -99.86390241					Building Permits														
SEC.2-26-25 S2SE4 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	5,677	5,677	12%	681	Assessed	681	45.76										
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	5,677	5,677		681	Total Taxable	681	46.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300001619	COLTEN, RUSTY &			101	5,677	0	681	46.00										
2024	2024-300001619	COLTEN, RUSTY &			101	5,677	0	681	45.00										
2023	2023-300001619	COLTEN, RUSTY &			101	5,677	0	681	46.00										
2022	2022-300001619	COLTEN, RUSTY &			101	5,911	0	709	48.00										
2021	2021-300001619	COLTEN, RUSTY &			101	5,911	0	709	49.00										
2020	2020-300001619	COLTEN, RUSTY &			101	5,911	0	709	48.00										
2019	2019-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2018	2018-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2017	2017-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2016	2016-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2015	2015-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2014	2014-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										
2013	2013-0001619	FREEMAN, DWIGHT			101	5,911		709	42.00										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:52
 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 Adjustments Lot Value								
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 /				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 :		Value Reconciliation				
Base Cost	0.00	Total Misc Impr	+	0	Selected Approach Cost Approach			
Roofing Adj	+ 0.00	Garage Cost	+		Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	0	Lot Value			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Indicated Value 0.00 Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Aglard Value 5,677			
Basement Adj	+ 0.00	RCNLD	=		Site Improvements			
Adj Base Cost	= 0.00	Lot Value	+		Total Value 5,677 0.00 Total Value Per SqFt			
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:13:53
Page 3

Agland Inventory

300001619

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PD	PRATT LOAMY HUMMOCKY	NP	31			32.623	99	99	3,236	3,236
PE	PRATT LOAMY DUNED	NP	20			21.004	64	64	1,344	1,344
TD	TIVOLI FINE SAND	NP	13			26.373	42	42	1,097	1,097
NP Totals						80.000			5,677	5,677
Total Agland						80.000			5,677	5,677