



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300002798 Parcel ID 0000-02-27N-25W-3-001-00 Cadastral ID 0000-27N-25W-02-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13561 NELSON, CALEB G. & JAIME A. NELSON 1162 N 177 RD ROSSTON OK 73855-0000 Parcel Location Situs 01162 N 177 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 2 / 27 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.92371782 -99.94076405 SEC. 2-27-25 SW4 BOOK 728 PAGE 551																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,527 / 2,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 7

HOUSE 6/17/2025

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	248,390		
Lot Value	5,000		
Indicated Value	253,390	100.27	Per SqFt
Agland Value	19,116		
Site Improvements	55,486		
Total Value	327,992	129.80	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.66	Total Misc Impr	+ 9,458
Roofing Adj	+ 3.65	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 267,086
Heat/Cool Adj	+ 10.77	Depreciation (7%)	- 18,696
Plumbing Adj	+ 3.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,390
Adj Base Cost	= 101.95	Lot Value	+ 5,000
Total Area	x 2,527	Indicated Value	= 253,390
Adjusted Cost	= 257,628	Value Per SqFt	100.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1472	240	2019	240	39.41		9,458



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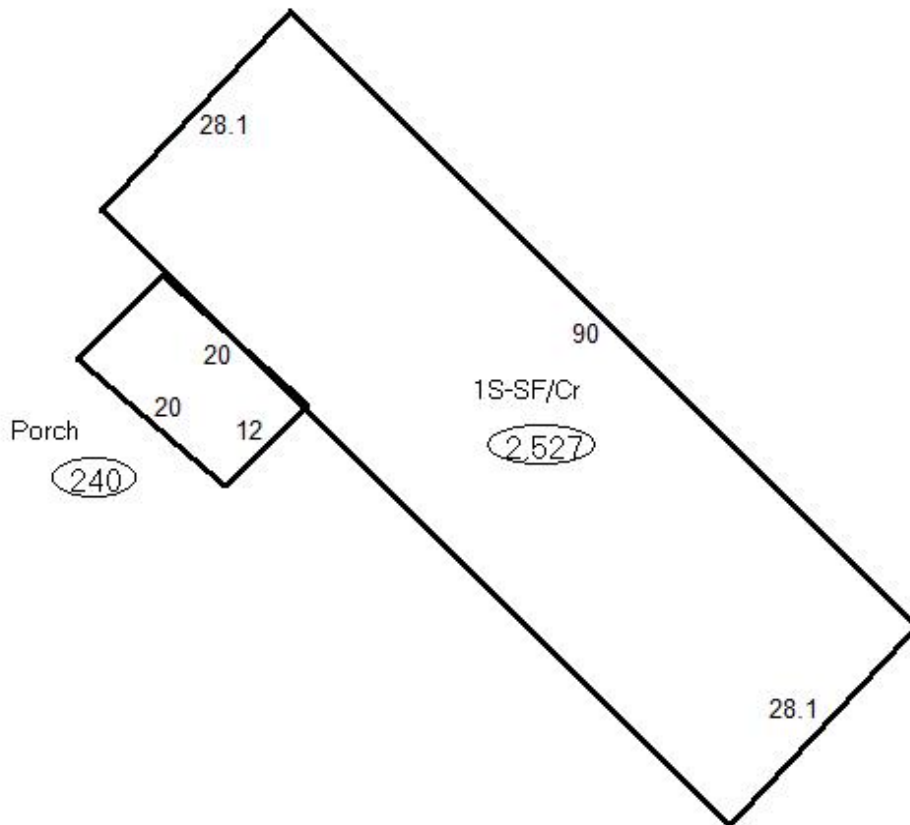
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,527	1.000	2,527
2	M	RSPC		20	Porch	240	1.000	240
Total Building Area						2,527		2,527



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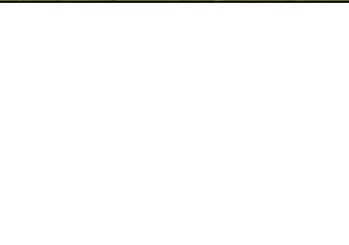

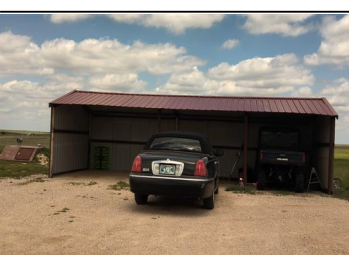
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		15
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 15)		3,544		3,544	673
	UTIL	Utility Building	60x35x10	Concrete	Formed Metal	2,100
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (23.00 x 2,100)		48,300		48,300	5,313
	LNT0	Lean To - Attached/ WEST	60x15x8	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (5.48 x 900)		4,932		4,932	1,825
	LNT0	Lean To - Attached/ EAST	60x15x8	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (5.48 x 900)		4,932		4,932	1,825
	PACN	Paving - Concrete / BACK	26x15x0	Concrete		390
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 390)		1,626		1,626	618
	PACN	Cnc. Pav Cls C SIDEWALK	30x5x0	Concrete		150
	Qual	4	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
	Base Cost (7.96 x 150)		1,194		1,194	454
	LOAF	Loafing Shed	32x12x10	Gravel	Formed Metal	384
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (6.38 x 384)		2,450		2,450	784



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	IP	45			46.390	177	177	8,225	8,225
MD	MANSKER LOAM 1-3%	NP	39			.164	125	125	21	21
MD	MANSKER LOAM 1-3%	IP	39			46.627	154	154	7,165	7,165
MF	MANSKER-POTTER3-5%	IP	25			1.518	99	99	150	150
MG	MANSKER-POTTER 5-20%	NP	15			22.580	48	48	1,084	1,084
MG	MANSKER-POTTER 5-20%	IP	15			41.671	59	59	2,463	2,463
RC	RICHFIELD COMPLEX	NP	49			.049	157	157	8	8
NP Totals						159.000			19,116	19,116
Total Agland						159.000			19,116	19,116