



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:31:18
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Assessment Data					Primary Image																																																																																																																				
Account 300002862 Parcel ID 0000-18-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-18-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13577 NULL, TONY M. & MAURITA DENISE NULL 1347 N 174 RD ROSSTON OK 73855-0000 Parcel Location Situs 01347 N 174 RD Subdivision Lot/Block / Parcel Size 120 - Acres Sec/Twn/Rng 18 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.81301078 -99.93015872 SEC 18-27-25 N2SE4; S2S2NE4										HOUSE 6/17/2025																																																																																																															
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	352 Total, 352 Partition
Garage Type	728 Built-In Garage
Remodel	
Year/Eff Age	1985 / 37

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	125,306		
Lot Value	2,500		
Indicated Value	127,806	75.80	Per SqFt
Agland Value	17,811		
Site Improvements	8,687		
Total Value	154,304	91.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.52	Total Misc Impr	+ 2,628
Roofing Adj	+ 4.75	Garage Cost	+ 15,761
Subfloor Adj	+ 0.00	Total RCN	= 223,761
Heat/Cool Adj	+ 10.77	Depreciation (44%)	- 98,455
Plumbing Adj	+ 5.81	Lump Sums	+ 0
Basement Adj	+ 11.96	RCNLD	= 125,306
Adj Base Cost	= 121.81	Lot Value	+ 2,500
Total Area	x 1,686	Indicated Value	= 127,806
Adjusted Cost	= 205,372	Value Per SqFt	75.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1515	6x6	1985	36	9.78		352
PATC	Patio - Covered	1516	23x3	1985	69	17.11		1,181
PRCH	Porch	1520	8x6	1985	48	22.81		1,095



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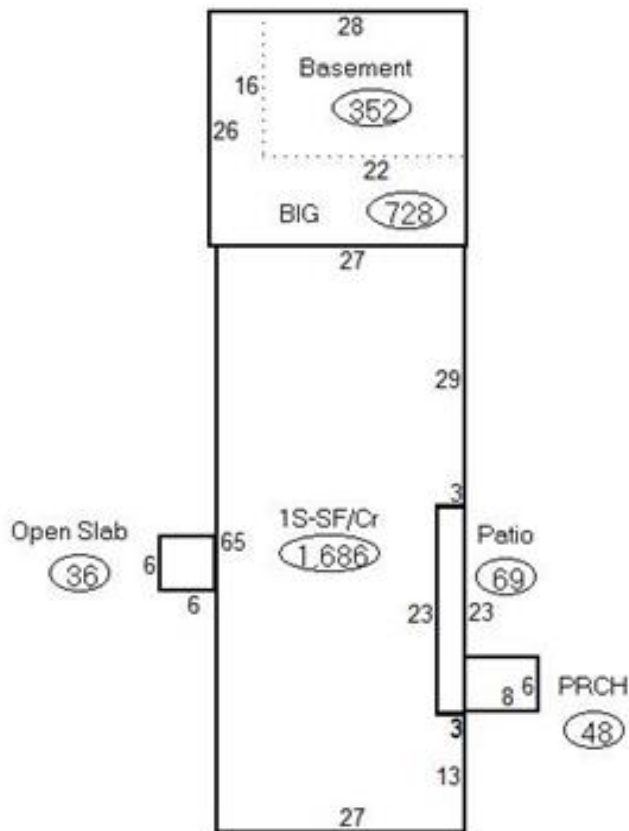
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	36	1.000	36
2	M	PATC		20	Patio	69	1.000	69
3	G	8		20	BIG	728	1.000	728
4	B			20	Basement	352	1.000	352
5	R	1	Crawl	20	1S-SF/Cr	1,686	1.000	1,686
6	M	PRCH		20	PRCH	48	1.000	48
Total Building Area						1,686		1,686



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	No Value / SHIP. CONT. GONE	40x8x8			320
	Qual 3	Cond 3	Year 2024	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 320)				

	BNV	No Value BULK FEEDER GONE	0x0x0			11
	Qual 3	Cond 3	Year 2024	Eff Age		

0

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 11)				


	BFT1	Bulk Feed Tank - Single 3000 GAL.	0x0x0	Dirt		11
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (239.01 x 11)	2,629		2,629 315	2,314

	SHDS	Shed - Small	12x8x6	Dirt	Formed Metal	96
	Qual 4	Cond 3	Year 1985	Eff Age 41		

0
0

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (23.06 x 96)	2,214		2,214 1,771	443

	UTIL	Utility Building	24x18x12	Concrete	Formed Metal	432
	Qual 4	Cond 4	Year 1985	Eff Age 33		

0
0
0

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (31.82 x 432)	13,746		13,746 8,110	5,636

	PACN	Paving - Concrete Drive	22x16x0	Concrete		352
	Qual 3	Cond 3	Year 1985	Eff Age 41		

0
0
0

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.18 x 352)	1,471		1,471 1,177	294



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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
LB	LAS ANIMAS OVER CLAY	CR	40			.076	204	204	15	15
PA	PRATT BILLOWY	NP	48			28.373	154	154	4,358	4,358
PA	PRATT BILLOWY	CR	48			20.927	244	244	5,113	5,113
PC	PRATT LOAMY BILLOWY	NP	37			47.239	118	118	5,593	5,593
PC	PRATT LOAMY BILLOWY	CR	37			7.607	188	188	1,433	1,433
PD	PRATT LOAMY HUMMOCKY	NP	31			9.115	99	99	904	904
PE	PRATT LOAMY DUNED	NP	20			6.164	64	64	395	395
NP Totals						119.500			17,811	17,811
Total Agland						119.500			17,811	17,811