



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:31:43
 Page 1

Assessment Data					Primary Image																																																											
Account 300002893 Parcel ID 0000-23-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-23-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 25739 LIVELY, BETTY LIVING TRUST (THE) TRUSTEE: BETTY ANN LIVELY /MCATEE 17752 US HIGHWAY 64 ROSSTON OK 73855- Parcel Location Situs 17752 HWY 64 N. Subdivision Lot/Block / Parcel Size 158 - Acres Sec/Twn/Rng 23 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																
Legal Description Lat/Long: 36.80937826 -99.92136868 SEC. 23-27-25 NE4 LESS 2 ACRES AKA BETTY ANN LIVELY																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300002893	LIVELY, BETTY LIVING TRUST (THE)	101	118,465	1000	13,216	888.00																																																									
2024	2024-300002893	MCATEE, BETTY ANN	101	126,014	1000	13,335	887.00																																																									
2023	2023-300002893	MCATEE, BETTY ANN	101	115,983	1000	12,918	868.00																																																									
2022	2022-300002893	MCATEE, BETTY ANN	101	120,216	1000	12,687	859.00																																																									
2021	2021-300002893	MCATEE, BETTY ANN	101	120,030	1000	12,288	848.00																																																									
2020	2020-300002893	MCATEE, BETTY ANN	101	120,030	1000	11,901	806.00																																																									
2019	2019-0002893	MCATEE, BETTY ANN	101	120,030		11,525	688.00																																																									
2018	2018-0002893	MCATEE, BETTY ANN	101	120,030		11,160	666.00																																																									
2017	2017-0002893	MCATEE, BETTY ANN	101	116,569		10,806	645.00																																																									
2016	2016-0002893	MCATEE, BETTY ANN	101	118,573		10,463	624.00																																																									
2015	2015-0002893	MCATEE, BETTY ANN	101	115,165		10,129	604.00																																																									
2014	2014-0002893	MCATEE, BETTY ANN	101	111,336		9,804	585.00																																																									
2013	2013-0002893	MCATEE, BETTY ANN	101	120,760		9,489	566.00																																																									




Harper

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Date 02/06/2026
 Time 06:31:43
 Page 2

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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,344 / 2,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,344
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,148 Total, 1,148 Partition
Garage Type	429 Built-In Garage
Remodel	
Year/Eff Age	1965 / 67

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	83,607		
Lot Value	5,000		
Indicated Value	88,607	37.80	Per SqFt
Agland Value	25,590		
Site Improvements	9,478		
Total Value	123,675	52.76	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.31	Total Misc Impr	+ 9,536
Roofing Adj	+ 3.28	Garage Cost	+ 8,923
Subfloor Adj	+ -0.88	Total RCN	= 278,690
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 195,083
Plumbing Adj	+ 3.79	Lump Sums	+ 0
Basement Adj	+ 17.74	RCNLD	= 83,607
Adj Base Cost	= 111.02	Lot Value	+ 5,000
Total Area	x 2,344	Indicated Value	= 88,607
Adjusted Cost	= 260,231	Value Per SqFt	37.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1528	24x12	1980	288	12.79		3,684
RSPC	Raised Slab Porch - Covered	1529	41x4	1965	164	35.68		5,852



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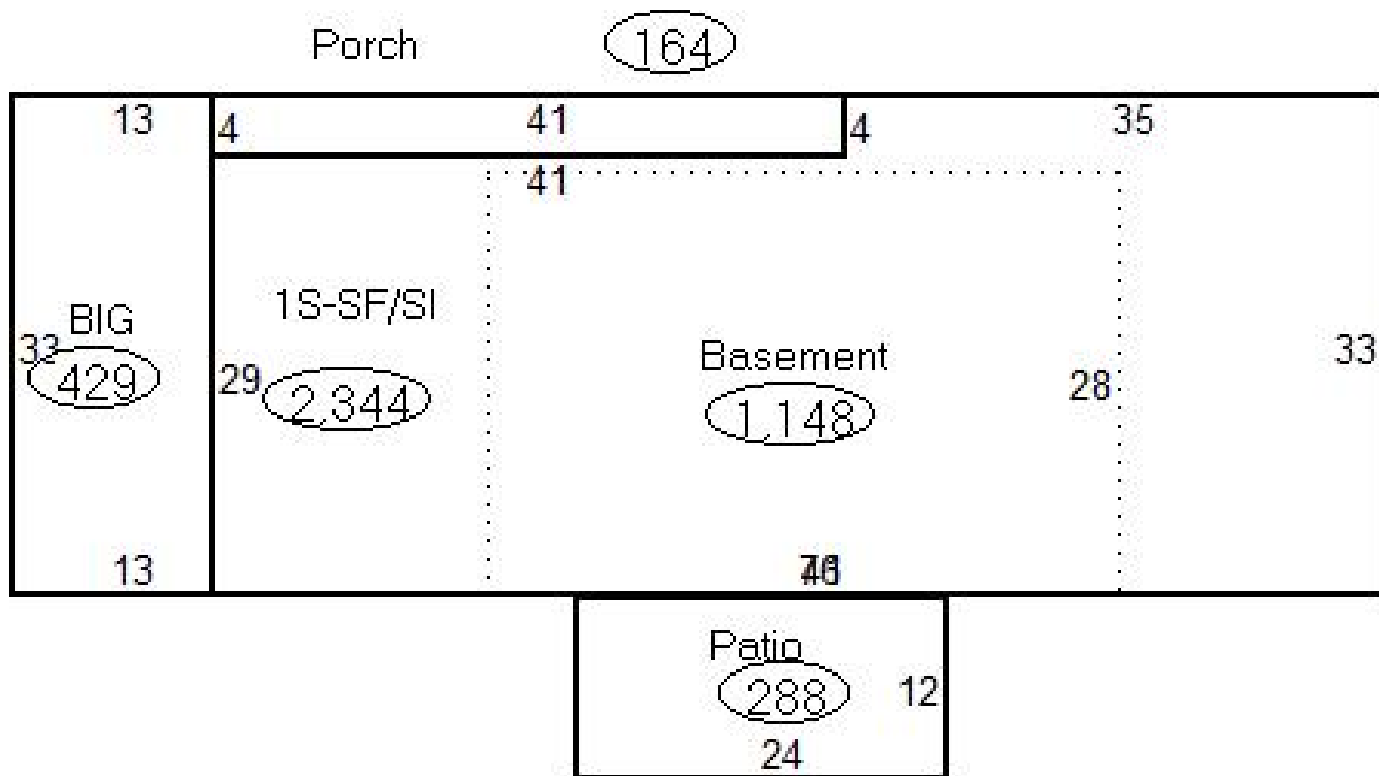
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Date 02/06/2026
 Time 06:31:43
 Page 3

Sketch Image

300002893



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	288	1.000	288
2	M	RSPC		20	Porch	164	1.000	164
3	R	1	Slab	20	1S-SF/Sl	2,344	1.000	2,344
4	B	1		20	Basement	1,148	1.000	1,148
5	G	8		20	BIG	429	1.000	429
Total Building Area						2,344		2,344



Harper

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Date 02/06/2026
Time 06:31:43
Page 4

300002893

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 1000 BU GR BN	0x0x0	Dirt		1,000
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.44 x 1,000)		1,440		1,440	1,152
	GBST	Grain Bin 2000 BU GR BN	0x0x0	Dirt		2,000
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.44 x 2,000)		2,880		2,880	2,304
	GBST	Grain Bin 2000 BU GR BN	0x0x0	Dirt		2,000
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.44 x 2,000)		2,880		2,880	2,304
	EQSH	Equipment Shed	60x40x10	Concrete	Galvanized Metal	2,400
	Qual	2	Cond 2	Year 1965	Eff Age 73	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (14.11 x 2,400)		33,864		33,864	27,091
	PACN	Paving - Concrete Walk	40x4x0	Concrete		160
	Qual	2	Cond 2	Year 1965	Eff Age 73	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.53 x 160)		885		885	708
	PACN	Paving - Concrete Drive	40x10x0	Concrete		400
	Qual	2	Cond 2	Year 1965	Eff Age 73	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.72 x 400)		1,488		1,488	1,190
	LNT0	Lean To - Attached / EQ. SHED	60x15x8	Dirt	Galvanized Metal	900
	Qual	2	Cond 2	Year 1965	Eff Age 73	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.39 x 900)		3,951		3,951	3,161



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:31:43
Page 5

Agland Inventory

300002893

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	CR	50			18.560	255	255	4,723	4,723
DA	DALHART 1-3%	NP	50			58.711	160	160	9,394	9,394
DC	DALHART-CARWILE	NP	48			6.277	154	154	964	964
DC	DALHART-CARWILE	CR	48			12.296	244	244	3,004	3,004
PA	PRATT BILLOWY	NP	48			13.552	154	154	2,082	2,082
PB	PRATT HUMMOCKY	CR	40			2.948	204	204	600	600
PB	PRATT HUMMOCKY	NP	40			14.873	128	128	1,904	1,904
PC	PRATT LOAMY BILLOWY	CR	37			3.929	188	188	740	740
PC	PRATT LOAMY BILLOWY	NP	37			5.697	118	118	675	675
PD	PRATT LOAMY HUMMOCKY	NP	31			3.881	99	99	385	385
PE	PRATT LOAMY DUNED	CR	20			2.034	102	102	207	207
PE	PRATT LOAMY DUNED	NP	20			14.244	64	64	912	912
NP Totals						157.000			25,590	25,590
Total Agland						157.000			25,590	25,590