



# 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   | 300002894                |                         |             |             | No Image On File |               |               |             |        |  |  |  |  |  |
| Parcel ID   | 0000-23-27N-25W-2-001-00 |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Cadastral ID  | 0000-27N-25W-23-2-001-00 |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Property Type   | REAL - Real Property     |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Property Class  | RA                       | VI Area                 | 3           |             |                  |               |               |             |        |  |  |  |  |  |
| Tax Area  | 101 - 1R-LAVERNE         |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Name ID   | 13611                    |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| MCATEE BROTHERS, LLC  |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| 17849 US HWY 64<br>ROSSTON OK 73855-0000  |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| <b>Parcel Location</b>  |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Situs   | 17849 HWY 64 N.          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Subdivision   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Lot/Block   | /                        | Parcel Size             | 158 - Acres |             |                  |               |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng   | 23 / 27 / 25 / 2         |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Neighborhood  | 1000 - COUNTY            |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| School District   | 1-LAVERN - 1-LAVERNE     |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.80978862 -99.93017329   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| SEC. 23-27-25 NW4 LESS 2 ACRES BOOK 684 PAGE 621  |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| <b>Building Permits</b>   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| <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>   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Code  | Type                     | Active                  | Maximum     | Exemption   |                  |               |               |             |        |  |  |  |  |  |
|   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| <b>Sale History</b>   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
|   | Bk/Pg                    | Grantor                 | Date        | Price       | Code             |               |               |             |        |  |  |  |  |  |
|   | 684/621                  | LIVELY, BETTY ANN       | 11/02/2012  | 40,000      | 04               |               |               |             |        |  |  |  |  |  |
|   | 626/438                  | LIVELY, BETTY A., ETALS | 05/11/2007  | 60,000      | U                |               |               |             |        |  |  |  |  |  |
| <b>Parcel Valuation</b>   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Source  | REAL                     | Fair Cash               | Capped      | Asmnt Level | Assessed         | Levy Rate     | 67.190        | Current Tax |        |  |  |  |  |  |
| Remove Cap  |                          | Land Value              | 21,213      | 21,213      | 12%              | 2,546         | Assessed      | 2,546       | 171.07 |  |  |  |  |  |
| 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             | 21,213      | 21,213      |                  | 2,546         | Total Taxable | 2,546       | 171.00 |  |  |  |  |  |
| <b>Assessment History</b>   |                          |                         |             |             |                  |               |               |             |        |  |  |  |  |  |
| Tax Year  | Statement Number         | Billed Owner            | Tax Area    | Total Value | Exemptions       | Taxable Value | Billed Tax    |             |        |  |  |  |  |  |
| 2025  | 2025-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,213      | 0                | 2,546         | 171.00        |             |        |  |  |  |  |  |
| 2024  | 2024-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,213      | 0                | 2,546         | 169.00        |             |        |  |  |  |  |  |
| 2023  | 2023-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,213      | 0                | 2,546         | 171.00        |             |        |  |  |  |  |  |
| 2022  | 2022-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,088      | 0                | 2,531         | 171.00        |             |        |  |  |  |  |  |
| 2021  | 2021-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,088      | 0                | 2,531         | 175.00        |             |        |  |  |  |  |  |
| 2020  | 2020-300002894           | MCATEE BROTHERS, LLC    | 101         | 21,088      | 0                | 2,531         | 171.00        |             |        |  |  |  |  |  |
| 2019  | 2019-0002894             | MCATEE BROTHERS, LLC    | 101         | 21,088      |                  | 2,531         | 151.00        |             |        |  |  |  |  |  |
| 2018  | 2018-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |
| 2017  | 2017-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |
| 2016  | 2016-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |
| 2015  | 2015-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |
| 2014  | 2014-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |
| 2013  | 2013-0002894             | MCATEE BROTHERS, LLC    | 101         | 30,128      |                  | 3,615         | 216.00        |             |        |  |  |  |  |  |



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|--|--------------------|--------------------|-------------|--|--------------|------------------|-------------|---|--|--|--|
| <b>Lot Data</b>  |                    | -                  |             | <b>Primary Image</b>   |              |                  |             |   |  |  |  |
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres 0<br>Topography<br>Street Access<br>Utilities<br>Amenities<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value  |                    |                    |             | <div style="border: 1px solid black; height: 300px; width: 100%;"></div>   |              |                  |             |   |  |  |  |
| <b>Residential Data</b>  |                    |                    |             |  |              |                  |             |   |  |  |  |
| Type<br>Condition -<br>Quality -<br>Architecture<br>Style<br>Exterior Wall<br>Base/Total Area /<br>Style<br>HVAC<br>Roof Cover<br>Area on Slab<br>Fixture/RghIn /<br>Bed/F/H Bath / /<br>Basement Area<br>Garage Type<br>Remodel<br>Year/Eff Age / |                    |                    |             |  |              |                  |             |   |  |  |  |
|  |                    |                    |             |  |              |                  |             | <b>GRM Approach</b>   |  |  |  |
|  |                    |                    |             |  |              |                  |             | GRM Code<br>Gross Rent<br>Indicated Value   |  |  |  |
|  |                    |                    |             |  |              |                  |             | <b>Multiple Regression</b>  |  |  |  |
|  |                    |                    |             |  |              |                  |             | MRA Code<br>Adjusted R<br>Indicated Value   |  |  |  |
|  |                    |                    |             |  |              |                  |             | <b>Direct Comparables</b>   |  |  |  |
|  |                    |                    |             |  |              |                  |             | Selection Model DEFAULT DEFAULT SELECTION MODEL<br>Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE<br>Comparables<br>Indicated Value |  |  |  |
| <b>Cost Approach</b>   |                    | <b>Manual :</b>    |             |  |              |                  |             | <b>Value Reconciliation</b>   |  |  |  |
| Base Cost  | 0.00               | Total Misc Impr    | + 0         | Selected Approach Cost Approach<br>Improvements<br>Lot Value<br>Indicated Value 0.00 Per SqFt<br>Aground Value 23,861<br>Site Improvements<br>Total Value 23,861 0.00 Total Value Per SqFt |              |                  |             |   |  |  |  |
| Roofing Adj  | + 0.00             | Garage Cost        | + 0         |  |              |                  |             |   |  |  |  |
| Subfloor Adj   | + 0.00             | Total RCN          | = 0         |  |              |                  |             |   |  |  |  |
| Heat/Cool Adj  | + 0.00             | Depreciation ( 0%) | - 0         |  |              |                  |             |   |  |  |  |
| Plumbing Adj   | + 0.00             | Lump Sums          | + 0         |  |              |                  |             |   |  |  |  |
| Basement Adj   | + 0.00             | RCNLD              | = 0         |  |              |                  |             |   |  |  |  |
| Adj Base Cost  | = 0.00             | Lot Value          | + 0         |  |              |                  |             |   |  |  |  |
| Total Area   | x                  | Indicated Value    | = 0         |  |              |                  |             |   |  |  |  |
| Adjusted Cost  | = 0                | Value Per SqFt     | 0.00        |  |              |                  |             |   |  |  |  |
| <b>Miscellaneous Improvements</b>  |                    |                    |             |  |              |                  |             |   |  |  |  |
| <b>Code</b>  | <b>Description</b> | <b>Sketch ID</b>   | <b>Size</b> | <b>Year</b>  | <b>Units</b> | <b>Unit Cost</b> | <b>Depr</b> | <b>Value</b>  |  |  |  |



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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 |
|---------------------|----------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| DA                  | DALHART 1-3%         | IP       | 50  |          |          | 8.234   | 197      | 197      | 1,622     | 1,622        |
| DA                  | DALHART 1-3%         | NP       | 50  |          |          | .121    | 160      | 160      | 19        | 19           |
| DC                  | DALHART-CARWILE      | NP       | 48  |          |          | 4.912   | 154      | 154      | 754       | 754          |
| DC                  | DALHART-CARWILE      | IP       | 48  |          |          | 5.849   | 189      | 189      | 1,106     | 1,106        |
| PA                  | PRATT BILLOWY        | IP       | 48  |          |          | 35.157  | 189      | 189      | 6,649     | 6,649        |
| PA                  | PRATT BILLOWY        | NP       | 48  |          |          | 30.248  | 154      | 154      | 4,646     | 4,646        |
| PB                  | PRATT HUMMOCKY       | NP       | 40  |          |          | 22.013  | 128      | 128      | 2,818     | 2,818        |
| PB                  | PRATT HUMMOCKY       | IP       | 40  |          |          | 6.695   | 158      | 158      | 1,055     | 1,055        |
| PD                  | PRATT LOAMY HUMMOCKY | NP       | 31  |          |          | 12.045  | 99       | 99       | 1,195     | 1,195        |
| PD                  | PRATT LOAMY HUMMOCKY | IP       | 31  |          |          | 32.726  | 122      | 122      | 3,997     | 3,997        |
| <b>IP Totals</b>    |                      |          |     |          |          | 158.000 |          |          | 23,861    | 23,861       |
| <b>Total Agland</b> |                      |          |     |          |          | 158.000 |          |          | 23,861    | 23,861       |