



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:17  
 Page 1

Assessment Data					Primary Image									
Account	300002933													
Parcel ID	0000-35-27N-25W-1-002-00													
Cadastral ID	0000-27N-25W-35-1-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13038													
COLTEN, JENNIFER L. & RUSTY COLTEN														
17742 E 16 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	3527N25W12													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	35 / 27 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.61729213 -99.75500702														
SEC.35-27-25 E2NW4; W2NE4 JENNIFER L COLTEN UND 1/2 INT														
Building Permits														
<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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	18,222	18,222	12%	2,187	Assessed	26,802 1,800.83						
Year Frozen		Improvements	205,390	205,125		24,615	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	223,612	223,347	26,802	Total Taxable	25,802	1,734.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002933	COLTEN, JENNIFER L. &	101	223,612	1000	25,021	1,681.00							
2024	2024-300002933	COLTEN, JENNIFER L. &	101	97,684	1000	8,963	596.00							
2023	2023-300002933	COLTEN, JENNIFER L. &	101	91,537	1000	8,673	582.00							
2022	2022-300002933	COLTEN, JENNIFER L. &	101	73,660	1000	7,839	531.00							
2021	2021-300002933	COLTEN, JENNIFER L. AND	101	73,660	1000	7,839	541.00							
2020	2020-300002933	COLTEN, JENNIFER L. AND	101	73,660	1000	7,839	531.00							
2019	2019-0002933	COLTEN, JENNIFER L. AND	101	73,660		7,672	458.00							
2018	2018-0002933	COLTEN, JENNIFER L. AND	101	74,442		7,419	443.00							
2017	2017-0002933	COLTEN, JENNIFER L. AND	101	72,747		7,175	428.00							
2016	2016-0002933	COLTEN, JENNIFER L. AND	101	73,594		6,936	414.00							
2015	2015-0002933	COLTEN, JENNIFER L. AND	101	72,154		6,705	400.00							
2014	2014-0002933	COLTEN, JENNIFER L. AND	101	56,461		4,842	289.00							
2013	2013-0002933	COLTEN, JENNIFER L. AND	101	56,461		4,671	279.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:17  
 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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,350 / 1,350
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	1965 / 61

HOUSE #1	7/29/2022
----------	-----------

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 :	
Base Cost	98.01	Total Misc Impr	+ 6,427
Roofing Adj	+ 4.07	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 168,576
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 106,203
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 62,373
Adj Base Cost	= 120.11	Lot Value	+ 5,000
Total Area	x 1,350	Indicated Value	= 67,373
Adjusted Cost	= 162,149	Value Per SqFt	49.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,373		
Lot Value	5,000		
Indicated Value	67,373	49.91	Per SqFt
Agland Value	13,222		
Site Improvements	32,231		
Total Value	112,826	83.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1551	18x8	1990	144	39.87		5,741
PRCH	Porch	1552	6x5	1990	30	22.86		686



Harper

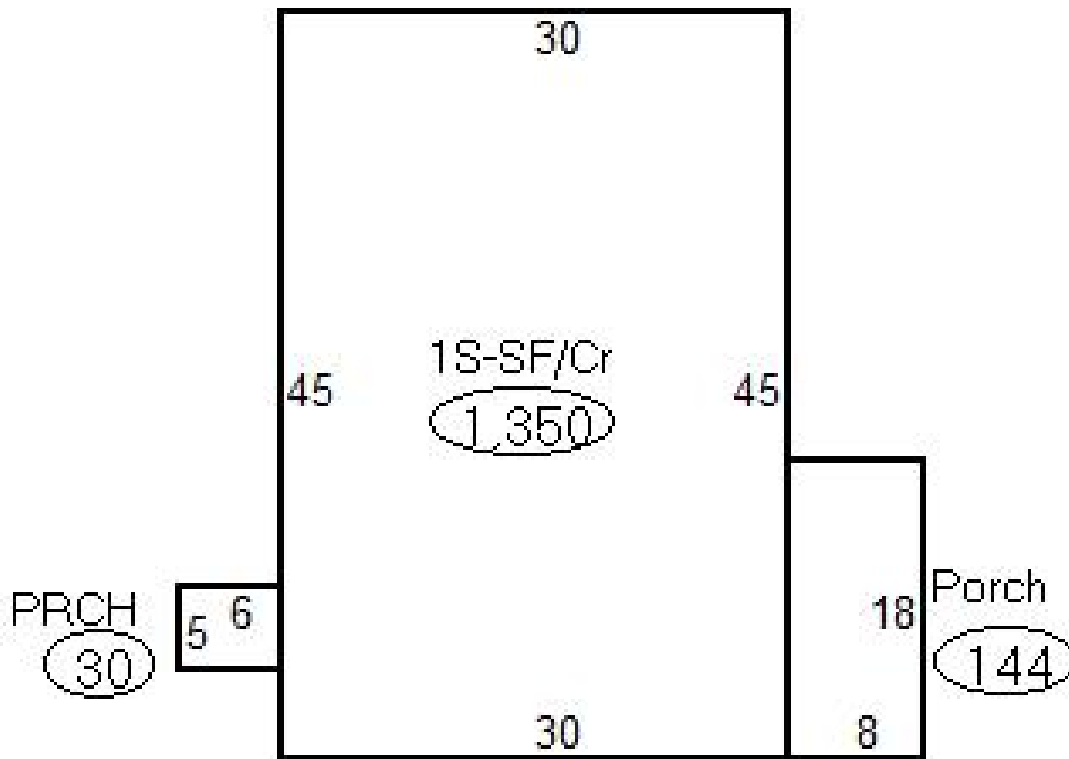
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:32:17  
Page 3

Sketch Image

300002933



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,350	1.000	1,350
2	M	RSPC		20	Porch	144	1.000	144
3	M	PRCH		20	PRCH	30	1.000	30
<b>Total Building Area</b>						1,350		1,350



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:17  
 Page 4

300002933

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320		
	Qual	3	Cond	3	Year	2023	Eff Age	3
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (19.46 x 320)		6,227		6,227		872	5,355	
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000		
	Qual	3	Cond	3	Year	2005	Eff Age	21
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (1.62 x 1,000)		1,620		1,620		988	632	
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0		Base	25		
	Qual	3	Cond	3	Year	2005	Eff Age	21
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (236.24 x 25)		5,906		5,906		4,193	1,713	
	EQSL	Equipment Shelter	60x30x10		Galvanized Metal	1,800		
	Qual	3	Cond	3	Year	1980	Eff Age	46
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (15.78 x 1,800)		28,404		28,404		19,599	8,805	
	UTIL	Utility Building	70x30x12		Concrete	Galvanized Metal	2,100	
	Qual	3	Cond	3	Year	1980	Eff Age	46
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (21.81 x 2,100)		45,801		45,801		31,603	14,198	
	SHDS	Shed - Small	24x24x10		Galvanized Metal	576		
	Qual	2	Cond	2	Year	1980	Eff Age	55
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (13.26 x 576)		7,638		7,638		6,110	1,528	



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:18  
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,937 / 1,937
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	288 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 34

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 :	
Base Cost	92.29	Total Misc Impr	+ 15,465
Roofing Adj	+ 3.83	Garage Cost	+ 11,545
Subfloor Adj	+ 0.00	Total RCN	= 243,857
Heat/Cool Adj	+ 10.77	Depreciation ( 42%)	- 102,420
Plumbing Adj	+ 5.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,437
Adj Base Cost	= 111.95	Lot Value	+ 141,437
Total Area	x 1,937	Indicated Value	= 141,437
Adjusted Cost	= 216,847	Value Per SqFt	73.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,437		
Lot Value			
Indicated Value	141,437	73.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	141,437	73.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	1510	16x8	2025	128	39.93		5,111
GRAT	Garage -Attached	1511	24x12	2025	288	31.99		9,213
PRCH	Porch	8110	10x5	2025	50	22.81		1,141



Harper

Assessment Property Record Card for Tax Year 2026

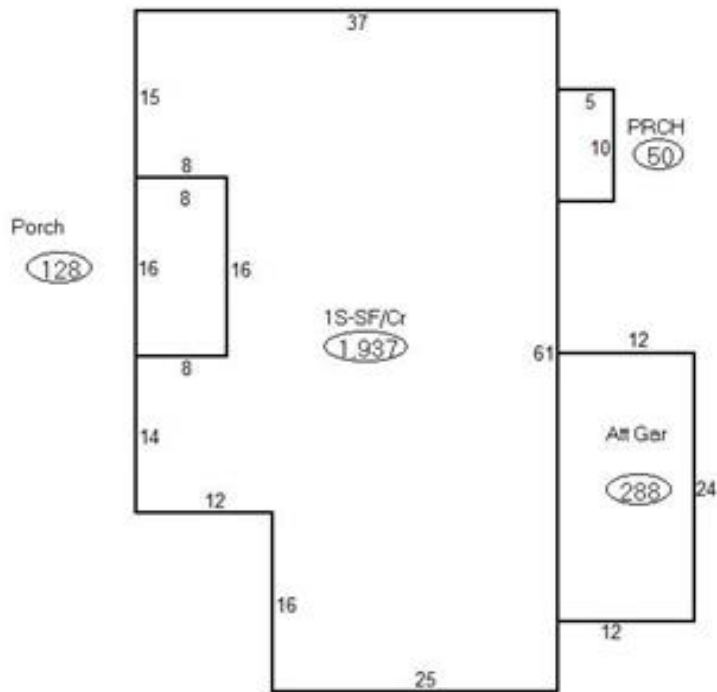
Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:32:18  
 Page 6

Sketch Image

300002933

HOUSE MOVED FROM NULL #2860 2024/TAXED NEW 2025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	128	1.000	128
2	M	GRAT		13	Att Gar	288	1.000	288
3	N	0		13	HOUSE MOVED FROM NULL #2860 2024/TAXED NEW 2025	0	1.000	0
4	M	PRCH		13	PRCH	50	1.000	50
5	R	1	Crawl	13	1S-SF/Cr	1,937	1.000	1,937
<b>Total Building Area</b>						<b>1,937</b>		<b>1,937</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:32:18  
Page 7

### Agland Inventory

300002933

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PD	PRATT LOAMY HUMMOCKY	NP	31			31.305	99	99	3,105	3,105
PD	PRATT LOAMY HUMMOCKY	CR	31			30.179	158	158	4,762	4,762
PE	PRATT LOAMY DUNED	NP	20			36.861	64	64	2,359	2,359
PE	PRATT LOAMY DUNED	CR	20			3.464	102	102	353	353
TD	TIVOLI FINE SAND	NP	13			46.426	42	42	1,931	1,931
TD	TIVOLI FINE SAND	CR	13			10.766	66	66	712	712
<b>CR Totals</b>						159.000			13,222	13,222
<b>Total Agland</b>						159.000			13,222	13,222