




# 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	300003676				 <p>FRONT OF HOUSE 6/18/2025</p>									
Parcel ID	0000-10-28N-25W-1-001-00													
Cadastral ID	0000-28N-25W-10-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	13920													
MACKEAGE, SCOTT AND DARLENE MACKEAGE														
17654 E 6 RD #108 ROSSTON OK 73855-														
<b>Parcel Location</b>														
Situs	17654 E 6 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	10 / 28 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.91015513 -99.90672728														
SEC.10-28-25 20 ACRE TRACT IN NW4NE4 BOOK 774 PAGE 584														
<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										
H	Homestead	No	1,000											
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
774/584	MACKEAGE, MARTHA B. (LIFE EST)	03/17/2023	0	04										
592/41	OSBORN, SHIRLEY JOYCE	04/04/2004	52,000	Q										
/	MACKEAGE, MARTHA B. (LIFE EST)													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	13,296	10,893	12%	1,307	Assessed	4,990	392.91					
Year Frozen		Improvements	38,414	30,689		3,683	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	51,710	41,582		4,990	Total Taxable	4,990	393.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003676	MACKEAGE, SCOTT AND	102	51,710	0	4,844	381.00							
2024	2024-300003676	MACKEAGE, SCOTT AND	102	55,588	0	4,703	383.00							
2023	2023-300003676	MACKEAGE, SCOTT AND	102	53,203	1000	3,567	295.00							
2022	2022-300003676	MACKEAGE, MARTHA B. (LIFE EST)	102	47,140	1000	3,433	282.00							
2021	2021-300003676	MACKEAGE, MARTHA B. (LIFE EST)	102	48,748	1000	3,304	273.00							
2020	2020-300003676	MACKEAGE, MARTHA B. (LIFE EST)	102	48,748	1000	3,179	262.00							
2019	2019-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	48,748		3,057	253.00							
2018	2018-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	48,748		2,940	244.00							
2017	2017-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	46,824		2,825	235.00							
2016	2016-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	46,824		2,713	231.00							
2015	2015-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	45,558		2,605	207.00							
2014	2014-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	43,524		2,501	200.00							
2013	2013-0003676	MACKEAGE, MARTHA B. (LIFE EST)	102	45,062		2,398	191.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 11 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 11.00 x 1,136.36 = 12,500 Factor Value Adjustments Lot Value 12,500		 <p>0000-10-28N-25W-1-001-000 06/18/25</p>

FRONT OF HOUSE

6/18/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	768 Total, 768 Partition
Garage Type	
Remodel	
Year/Eff Age	1960 / 76

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	39,874		
Lot Value	12,500		
Indicated Value	52,374	50.36	Per SqFt
Agland Value	796		
Site Improvements			
Total Value	53,170	51.13	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.83	Total Misc Impr	+ 4,745
Roofing Adj	+ 5.13	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 153,361
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 113,487
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 29.04	RCNLD	= 39,874
Adj Base Cost	= 142.90	Lot Value	+ 12,500
Total Area	x 1,040	Indicated Value	= 52,374
Adjusted Cost	= 148,616	Value Per SqFt	50.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Enclosed Porch - Solid Wall	1775	18x7		126	22.60		2,848
PATC	Patio - Covered	1776	14x8		112	16.94		1,897



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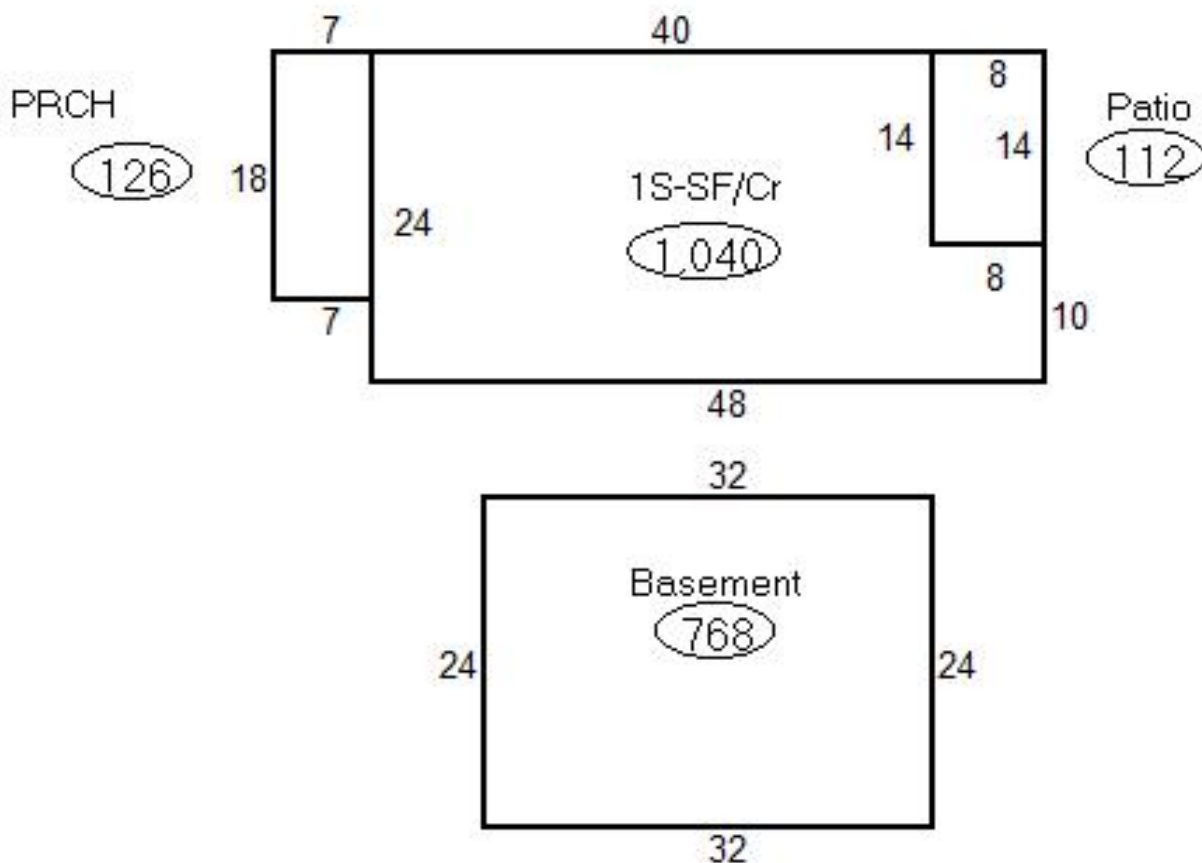
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Sketch Image

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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	1,040	1.000	1,040
2	M	PRCH		20	PRCH	126	1.000	126
3	M	PATC		20	Patio	112	1.000	112
4	B			20	Basement	768	1.000	768
<b>Total Building Area</b>						1,040		1,040



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Equipment Shed/ NO ROOF 2021	60x40x0		Galvanized Metal	2,400
	Qual 2	Cond 2	Year 1980	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x 2,400)						



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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
CA	CAREY SILT 1-3%	NP	50			.459	160	160	73	73
CB	CAREY SILT 3-5%	NP	41			3.834	131	131	503	503
QA	QUINLAN LOAM	NP	11			3.670	35	35	129	129
QC	QUINLAN-WDWARD 5-12%	NP	14			.254	45	45	11	11
WC	WOODWARD-QUINLAN1-3%	NP	32			.784	102	102	80	80
<b>NP Totals</b>						9.000			796	796
<b>Total Agland</b>						9.000			796	796