



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:42:44
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Assessment Data					Primary Image																																																																																																																				
Account 300003682 Parcel ID 0000-10-28N-25W-4-002-00 Cadastral ID 0000-28N-25W-10-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 102 - 4R-BUFFALO Name ID 13941 ESTEP, DEREK & KENDRA ESTEP 635 N 177 RD ROSSTON OK 73855-0000 Parcel Location Situs 00635 NS 177 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 10 / 28 / 25 / 4 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO					<p>FRONT OF HOUSE W/ NEW WRAP AROUND WOOD DECK 7/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83583958 -99.77106105 SEC.10-28-25 N2SE4 BOOK 700 PAGE 537																																																																																																																									
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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		<p>0000-10-28N-25W-4-002-00 07/11/25</p>

Residential Data	
Type	6 Mobile Home 85 x 32
Condition	3.5 - Average
Quality	4 - Good
Architecture	
Style	75% Double Wide 25% Add On - Average Finish
Exterior Wall	100% Lap
Base/Total Area	3,620 / 3,620
Style	75% Double Wide - 25% Add On - Average Finish
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	UPDATED -
Year/Eff Age	2015 / 6



FRONT OF HOUSE W/ NEW WRAP AROUND WOOD DECK 7/15/2025

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		

Cost Approach		Manual :	
Base Cost	48.33	Total Misc Impr	+ 70,118
Roofing Adj	+ 2.76	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 272,874
Heat/Cool Adj	+ 1.43	Depreciation (13%)	- 35,474
Plumbing Adj	+ 3.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 237,400
Adj Base Cost	= 56.01	Lot Value	+ 5,000
Total Area	x 3,620	Indicated Value	= 242,400
Adjusted Cost	= 202,756	Value Per SqFt	66.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,400		
Lot Value	5,000		
Indicated Value	242,400	66.96	Per SqFt
Agland Value	5,374		
Site Improvements	33,372		
Total Value	281,146	77.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	1779	2075		2,075	31.14		64,616
PRCH	Porch	13623	25x13		325	16.93		5,502



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - Single	0x0x0			30	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
	Base Cost (236.24 x 30)		7,087		7,087	1,347	5,740
	BNGP	Barn - General Purpose	46x34x14		Formed Metal	1,564	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (20.36 x 1,564)		31,843		31,843	4,776	27,067
	CKCP	Chicken Coop	14x8x0		Formed Metal	112	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (5.33 x 112)		597		597	299	298
	SHDS	Yard Shed - Wood	5x3x0		Galvanized Metal	15	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
	Base Cost (31.81 x 15)		477		477	210	267

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5/2/2021



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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			6.730	160	160	1,077	1,077
CB	CAREY SILT 3-5%	NP	41			.031	131	131	4	4
QA	QUINLAN LOAM	NP	11			32.533	35	35	1,145	1,145
QC	QUINLAN-WDWARD 5-12%	NP	14			12.529	45	45	561	561
WB	WOODWARD 3-8%	NP	33			18.320	106	106	1,935	1,935
WD	WOODWARD-QUINLAN3-8%	NP	23			8.857	74	74	652	652
NP Totals						79.000			5,374	5,374
Total Agland						79.000			5,374	5,374