




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	300003737				 <p>FRONT OF HOUSE 6/18/2025</p>									
Parcel ID	0000-22-28N-25W-3-001-00													
Cadastral ID	0000-28N-25W-22-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	13950													
CASEY, SHIRLEY M.														
858 N 176 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	00858 NS 176 RD													
Subdivision														
Lot/Block	/	Parcel Size	40 - Acres											
Sec/Twn/Rng	22 / 28 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.83994808 -99.63207102														
SEC.22-28-25 TOM DEC'D AUG, 2020 NW4SW4														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	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	8,253	8,253	12%	990	Assessed	15,472	1,039.56					
Year Frozen		Improvements	145,764	120,678		14,482	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	154,017	128,931		15,472	Total Taxable	14,472	972.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003737	CASEY, SHIRLEY M.	101	154,017	1000	14,021	942.00							
2024	2024-300003737	CASEY, SHIRLEY M.	101	164,129	1000	13,584	903.00							
2023	2023-300003737	CASEY, SHIRLEY M.	101	144,871	1000	13,159	884.00							
2022	2022-300003737	CASEY, SHIRLEY M.	101	128,787	1000	12,746	863.00							
2021	2021-300003737	CASEY, SHIRLEY M.	101	119,753	1000	12,347	852.00							
2020	2020-300003737	CASEY, TOM G. &	101	119,753	1000	11,958	810.00							
2019	2019-0003737	CASEY, TOM G. &	101	119,753		11,580	691.00							
2018	2018-0003737	CASEY, TOM G. &	101	121,816		11,214	669.00							
2017	2017-0003737	CASEY, TOM G. &	101	116,765		10,787	644.00							
2016	2016-0003737	CASEY, TOM G. &	101	118,669		10,444	623.00							
2015	2015-0003737	CASEY, TOM G. &	101	115,108		10,111	603.00							
2014	2014-0003737	CASEY, TOM G. &	101	110,910		9,787	584.00							
2013	2013-0003737	CASEY, TOM G. &	101	113,425		8,021	479.00							




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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>0000-22-28N-25W-3-001-00 06/18/25</p>

FRONT OF HOUSE 6/18/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,120 / 2,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	2,120 Total, 1,080 Partition
Garage Type	620 Built-In Garage
Remodel	
Year/Eff Age	1971 / 50

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	84.59	Total Misc Impr	+ 5,469
Roofing Adj	+ 3.70	Garage Cost	+ 13,712
Subfloor Adj	+ 0.00	Total RCN	= 294,124
Heat/Cool Adj	+ 10.77	Depreciation (55%)	- 161,768
Plumbing Adj	+ 1.39	Lump Sums	+ 0
Basement Adj	+ 29.24	RCNLD	= 132,356
Adj Base Cost	= 129.69	Lot Value	+ 5,000
Total Area	x 2,120	Indicated Value	= 137,356
Adjusted Cost	= 274,943	Value Per SqFt	64.79

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	132,356		
Lot Value	5,000		
Indicated Value	137,356	64.79	Per SqFt
Agland Value	3,253		
Site Improvements	29,884		
Total Value	170,493	80.42	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Open	1789	6x5		30	22.86		686



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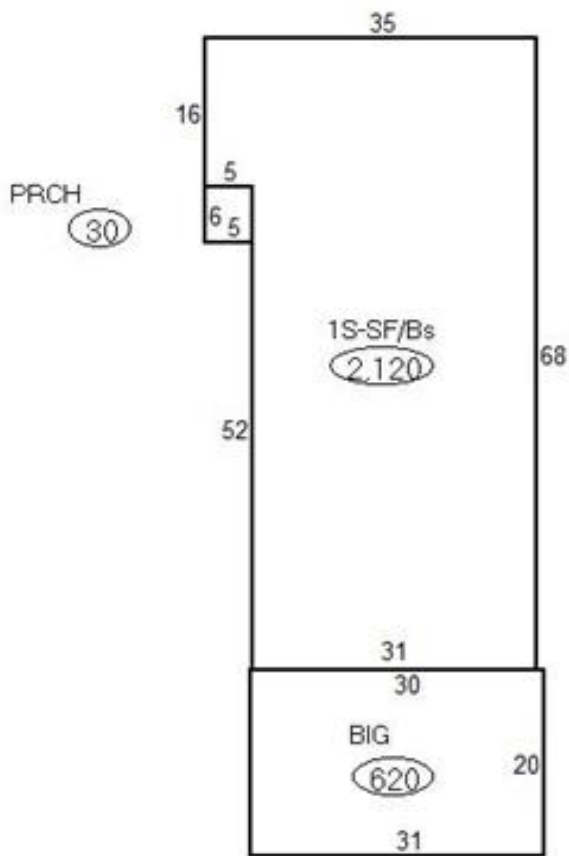
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	30	1.000	30
2	G	8		20	BIG	620	1.000	620
3	R	1	Basement	20	1S-SF/Bs	2,120	1.000	2,120
Total Building Area						2,120		2,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open / Rails	10x8x0			80
	Qual 3	Cond 3	Year 2015	Eff Age	11	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (23.94 x 80)	1,915		1,915	919
	PERG	Pergola	12x8x0		Wood Shingle	96
	Qual 3	Cond 3	Year 2015	Eff Age	8	
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (12.75 x 96)	1,224		1,224	991
	PERG	Pergola	10x10x0		Wood Shingle	100
	Qual 3	Cond 3	Year 2015	Eff Age	8	
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (12.75 x 100)	1,275		1,275	1,033
	PATC	Patio - Covered / Lower	10x15x0			150
	Qual 3	Cond 3	Year 2015	Eff Age	11	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (16.42 x 150)	2,463		2,463	1,182
	PERG	Pergola	15x15x0		Wood Shingle	225
	Qual 3	Cond 3	Year 2010	Eff Age	12	
		Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (12.75 x 225)	2,869		2,869	1,980
	PACN	Paving - Concrete	28x28x0			784
	Qual 3	Cond 3	Year 2000	Eff Age	26	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.11 x 784)	3,222		3,222	644
	PACN	Paving - Concrete WALKWAYS	112x3x0			336
	Qual 3	Cond 3	Year 2000	Eff Age	26	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.18 x 336)	1,404		1,404	281



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete DRIVEWAY	18x18x0			324	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 324)		1,358		1,358	1,086	272
	STSL	Storage Tanks - Horizontal x 4 @200 Gal	0x0x0			800	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.62 x 800)		3,696		3,696	2,957	739
	UTIL	Equipment Shed	50x80x12		Galvanized Metal	4,000	
	Qual	3	Cond 3	Year 1971	Eff Age 55		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (20.43 x 4,000)		81,720		81,720	61,290	20,430
	LNT0	Lean To - Attached	50x25x10		Galvanized Metal	1,250	
	Qual	3	Cond 3	Year 1971	Eff Age 55		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 1,250)		7,063		7,063	5,650	1,413



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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%	NP	50			5.445	160	160	871	871
LD	LOAMY ALLUVIAL LAND	NP	33			3.791	106	106	400	400
MG	MANSKER-POTTER 5-20%	NP	15			25.086	48	48	1,204	1,204
TB	TIPTON SILT 1-3%	NP	52			4.678	166	166	778	778
NP Totals						39.000			3,253	3,253
Total Agland						39.000			3,253	3,253