



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:44:03
 Page 1

Assessment Data					Primary Image																																																
Account	300003772				<p>0000-30-28N-25W-1-001-00 06/18/25</p> <p>FRONT OF HOUSE 6/18/2025</p>																																																
Parcel ID	0000-30-28N-25W-1-001-00																																																				
Cadastral ID	0000-28N-25W-30-1-001-00																																																				
Property Type	REAL - Real Property																																																				
Property Class	RA	VI Area	3																																																		
Tax Area	101 - 1R-LAVERNE																																																				
Name ID	13957																																																				
MAPHET, DARRELL																																																					
913 N 174 RD ROSSTON OK 73855-0000																																																					
Parcel Location																																																					
Situs	00913 N 174 RD																																																				
Subdivision																																																					
Lot/Block	/	Parcel Size	160 - Acres																																																		
Sec/Twn/Rng	30 / 28 / 25 / 1																																																				
Neighborhood	1000 - COUNTY																																																				
School District	1-LAVERN - 1-LAVERNE																																																				
Legal Description Lat/Long: 36.89228997 -99.98981922																																																					
Building Permits																																																					
SEC.30-28-25 NE4																																																					
Exemptions																																																					
Code	Type	Active	Maximum	Exemption	Sale History																																																
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																												
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value</td> <td>35,667</td> <td>35,667</td> <td>12%</td> <td>4,280</td> <td>Assessed</td> <td>16,754</td> <td>1,125.70</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>103,952</td> <td>103,952</td> <td></td> <td>12,474</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>139,619</td> <td>139,619</td> <td></td> <td>16,754</td> <td>Total Taxable</td> <td>15,754</td> <td>1,059.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value	35,667	35,667	12%	4,280	Assessed	16,754	1,125.70	Year Frozen		Improvements	103,952	103,952		12,474	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00	TIF Project ID	0	Total Value	139,619	139,619		16,754	Total Taxable	15,754	1,059.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																													
Remove Cap		Land Value	35,667	35,667	12%	4,280	Assessed	16,754	1,125.70																																												
Year Frozen		Improvements	103,952	103,952		12,474	Penalty	0																																													
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00																																												
TIF Project ID	0	Total Value	139,619	139,619		16,754	Total Taxable	15,754	1,059.00																																												
Assessment History																																																					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																														
2025	2025-300003772	MAPHET, DARRELL	101	139,619	1000	15,754	1,059.00																																														
2024	2024-300003772	MAPHET, DARRELL	101	139,952	1000	15,289	1,017.00																																														
2023	2023-300003772	MAPHET, DARRELL	101	131,787	1000	14,814	995.00																																														
2022	2022-300003772	MAPHET, DARRELL	101	132,743	1000	14,872	1,007.00																																														
2021	2021-300003772	MAPHET, DARRELL	101	128,418	1000	14,410	995.00																																														
2020	2020-300003772	MAPHET, DARRELL	101	128,418	1000	14,161	959.00																																														
2019	2019-0003772	MAPHET, DARRELL	101	129,942		13,719	819.00																																														
2018	2018-0003772	MAPHET, DARRELL	101	131,467		13,291	793.00																																														
2017	2017-0003772	MAPHET, DARRELL	101	129,207		12,874	768.00																																														
2016	2016-0003772	MAPHET, DARRELL	101	129,239		12,470	744.00																																														
2015	2015-0003772	MAPHET, DARRELL	101	127,979		12,077	721.00																																														
2014	2014-0003772	MAPHET, DARRELL	101	124,806		11,697	698.00																																														
2013	2013-0003772	MAPHET, DARRELL	101	114,913		9,885	590.00																																														



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:44:04
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54



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	77.27	Total Misc Impr	+ 13,955
Roofing Adj	+ 3.15	Garage Cost	+ 0
Subfloor Adj	+ 1.78	Total RCN	= 185,627
Heat/Cool Adj	+ 8.78	Depreciation (62%)	- 115,089
Plumbing Adj	+ 2.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,538
Adj Base Cost	= 93.81	Lot Value	+ 8,000
Total Area	x 1,830	Indicated Value	= 78,538
Adjusted Cost	= 171,672	Value Per SqFt	42.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,538		
Lot Value	8,000		
Indicated Value	78,538	42.92	Per SqFt
Agland Value	27,667		
Site Improvements	32,751		
Total Value	138,956	75.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1801	22x12		264	45.84		12,102
PRCH	Slab Porch - Covered	1802	12x7		84	17.91		1,504
PATO	Slab Porch - Open	1803	8x5		40	8.72		349



Harper

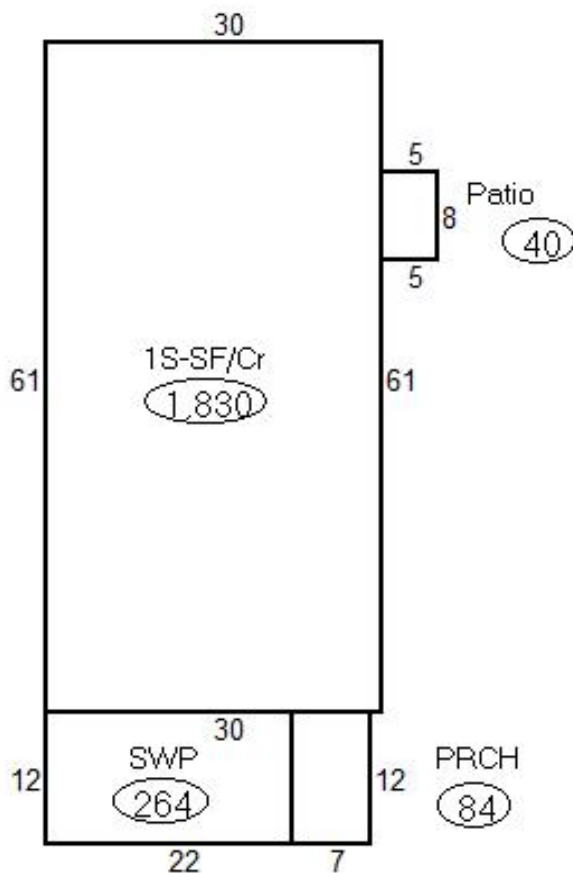
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:04
Page 3

Sketch Image

300003772



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,830	1.000	1,830
2	M	EPSW		20	SWP	264	1.000	264
3	M	PRCH		20	PRCH	84	1.000	84
4	M	PATO		20	Patio	40	1.000	40
Total Building Area						1,830		1,830



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:04
Page 4

300003772

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small SHIP CONT	20x8x9		Formed Metal	160
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)
Base Cost (24.51 x 160)		3,922		3,922	2,236	1,686
	BFT1	Bulk Feed Tank - Single X 2 BINS @ 35	0x0x0			70
	Qual	4	Cond 4	Year 2005	Eff Age 17	
	Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)
Base Cost (296.08 x 70)		20,726		20,726	12,850	7,876
	LOAF	Loafing Shed	70x30x10		Galvanized Metal	2,100
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (5.65 x 2,100)		11,865		11,865	9,492	2,373
	SHDS	Yard Shed - Metal	62x25x0		Galvanized Metal	1,550
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (16.36 x 1,550)		25,358		25,358	20,286	5,072
	GBST	Grain Bin - Storage 800 BU	0x0x0			800
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (1.62 x 800)		1,296		1,296	1,037	259
	GBST	Grain Bin - Storage / 2000 BU	0x0x0			2,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (1.62 x 2,000)		3,240		3,240	2,592	648
	GBST	Grain Bin - Storage 1000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:04
Page 5

300003772

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 2000 BU	0x0x0			2,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 2,000)	3,240		3,240	2,592	648
	SHDS	Yard Shed - Cement	12x25x0		Galvanized Metal	300	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (19.11 x 300)	5,733		5,733	4,586	1,147
	CPDT	Carport - Detached	24x22x0		Wood Shingle	528	
	Qual	3	Cond 3	Year 1972	Eff Age 54		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (9.19 x 528)	4,852		4,852	3,882	970
	QUON	Quonset - Round Top	70x50x12		Galvanized Metal	3,500	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (8.08 x 3,500)	28,280		28,280	19,796	8,484
	SHDS	Yard Shed - Stucco	26x32x0		Galvanized Metal	832	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (18.02 x 832)	14,993		14,993	11,994	2,999
	SHDS	Yard Shed - Stucco Bad Shape	8x5x0		Galvanized Metal	40	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (33.11 x 40)	1,324		1,324	1,059	265



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:04
Page 6

Agland Inventory

300003772

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DB	DALHART 3-5%	CR	42			.241	214	214	51	51
MD	MANSKER LOAM 1-3%	CR	39			2.835	199	199	563	563
MF	MANSKER-POTTER3-5%	CR	25			5.424	127	127	690	690
MG	MANSKER-POTTER 5-20%	CR	15			21.540	76	76	1,645	1,645
PD	PRATT LOAMY HUMMOCKY	CR	31			32.385	158	158	5,110	5,110
TB	TIPTON SILT 1-3%	NP	52			2.735	166	166	455	455
TB	TIPTON SILT 1-3%	CR	52			3.397	265	265	899	899
TC	TIPTON SILT 3-5%	NP	42			2.838	134	134	381	381
TC	TIPTON SILT 3-5%	CR	42			83.606	214	214	17,873	17,873
CR Totals						155.000			27,667	27,667
Total Agland						155.000			27,667	27,667