



# 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	300003874				No Image On File									
Parcel ID	0000-28-28N-26W-1-001-00													
Cadastral ID	0000-28N-26W-28-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	24335													
MCATEE, DUSTIN B. & AMBER MCATEE														
17849 US HWY 64 ROSSTON OK 73855-0000														
<b>Parcel Location</b>														
Situs	2828N26W11													
Subdivision														
Lot/Block	/	Parcel Size	158 - Acres											
Sec/Twn/Rng	28 / 28 / 26 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.99467197 -99.96476324														
<b>Building Permits</b>														
SEC.28-28-26 LOTS 1-2-3-4 BOOK 756 PAGE 314														
<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					756/314	KING, DOUGLAS A. AND (TRUST)	11/20/2020	201,000	04					
<b>Parcel Valuation</b>														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2021	Land Value	40,943	40,943	12%	4,913	Assessed	4,913	330.10					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	40,943	40,943		4,913	Total Taxable	4,913	330.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300003874	MCATEE, DUSTIN B. &			101	40,943	0	4,913	330.00					
2024	2024-300003874	MCATEE, DUSTIN B. &			101	40,943	0	4,913	327.00					
2023	2023-300003874	MCATEE, DUSTIN B. &			101	40,943	0	4,913	330.00					
2022	2022-300003874	MCATEE, DUSTIN B. &			101	40,416	0	4,850	328.00					
2021	2021-300003874	MCATEE, DUSTIN B. &			101	40,416	0	4,850	335.00					
2020	2020-300003874	KING, DOUGLAS A. AND (TRUST)			101	40,416	0	4,850	329.00					
2019	2019-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2018	2018-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2017	2017-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2016	2016-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2015	2015-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2014	2014-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					
2013	2013-0003874	KING, DOUGLAS A. AND (TRUST)			101	40,416		4,850	289.00					



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 31,820 Site Improvements Total Value 31,820 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300003874

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	IP	45			1.397	177	177	248	248
RB	RICHFIELD CLAY LOAM	IP	56			10.655	221	221	2,351	2,351
RC	RICHFIELD COMPLEX	NP	49			3.211	157	157	503	503
RC	RICHFIELD COMPLEX	IP	49			45.224	193	193	8,731	8,731
TB	TIPTON SILT 1-3%	NP	52			.061	166	166	10	10
TB	TIPTON SILT 1-3%	CR	52			.190	265	265	50	50
TB	TIPTON SILT 1-3%	IP	52			97.263	205	205	19,927	19,927
<b>IP Totals</b>						158.000			31,820	31,820
<b>Total Agland</b>						158.000			31,820	31,820