




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:51:38
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Assessment Data					Primary Image									
Account	300004338				 <p>FRONT OF HOUSE 6/17/2025</p>									
Parcel ID	0000-29-29N-25W-4-001-00													
Cadastral ID	0000-29N-25W-29-4-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	25187													
LITTLE, JOYCE ANN (LE)														
17449 E 4 RD ROSSTON OK 73855-														
Parcel Location														
Situs	17449 4 RD E													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	29 / 29 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.96187423 -99.92873128														
SEC.29-29-25 TRACT IN S2SE4														
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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
771/753	LITTLE, FRED R. ETUX	11/05/2022		04										
771/757	LITTLE, JOYCE ANN	07/27/2022		0 04										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,000	8,000	12%	960	Assessed	20,630 1,386.13						
Year Frozen		Improvements	166,918	163,914		19,670	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	174,918	171,914		20,630	Total Taxable	19,630 1,319.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004338	LITTLE, JOYCE ANN (LE)	101	174,918	1000	19,029	1,279.00							
2024	2024-300004338	LITTLE, JOYCE ANN (LE)	101	188,569	1000	18,445	1,227.00							
2023	2023-300004338	LITTLE, JOYCE ANN (LE)	101	170,486	1000	17,879	1,201.00							
2022	2022-300004338	LITTLE, JOYCE ANN (LE)	101	152,745	1000	17,329	1,173.00							
2021	2021-300004338	LITTLE, FRED R. ETUX	101	153,805	1000	17,457	1,205.00							
2020	2020-300004338	LITTLE, FRED R. ETUX	101	153,805	1000	17,457	1,183.00							
2019	2019-0004338	LITTLE, FRED R. ETUX	101	155,346		17,641	1,053.00							
2018	2018-0004338	LITTLE, FRED R. ETUX	101	156,887		17,290	1,032.00							
2017	2017-0004338	LITTLE, FRED R. ETUX	101	147,982		16,758	1,000.00							
2016	2016-0004338	LITTLE, FRED R. ETUX	101	149,405		16,919	1,010.00							
2015	2015-0004338	LITTLE, FRED R. ETUX	101	144,973		16,397	979.00							
2014	2014-0004338	LITTLE, FRED R. ETUX	101	144,545		16,309	973.00							
2013	2013-0004338	LITTLE, FRED R. ETUX	101	156,842		14,618	872.00							



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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		<p>0000-29-29N-25W-4-001-00 06/16/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,100 / 2,100
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 / 0.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 21



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	76.04	Total Misc Impr	+ 8,198
Roofing Adj	+ 3.57	Garage Cost	+ 0
Subfloor Adj	+ 0.37	Total RCN	= 200,789
Heat/Cool Adj	+ 10.37	Depreciation (25%)	- 50,197
Plumbing Adj	+ 1.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 150,592
Adj Base Cost	= 91.71	Lot Value	+ 8,000
Total Area	x 2,100	Indicated Value	= 158,592
Adjusted Cost	= 192,591	Value Per SqFt	75.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,592		
Lot Value	8,000		
Indicated Value	158,592	75.52	Per SqFt
Agland Value			
Site Improvements	13,903		
Total Value	172,495	82.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	4,606.34		4,606
WODO	Wood Deck - Open	8134	16x12	2016	192	18.71		3,592



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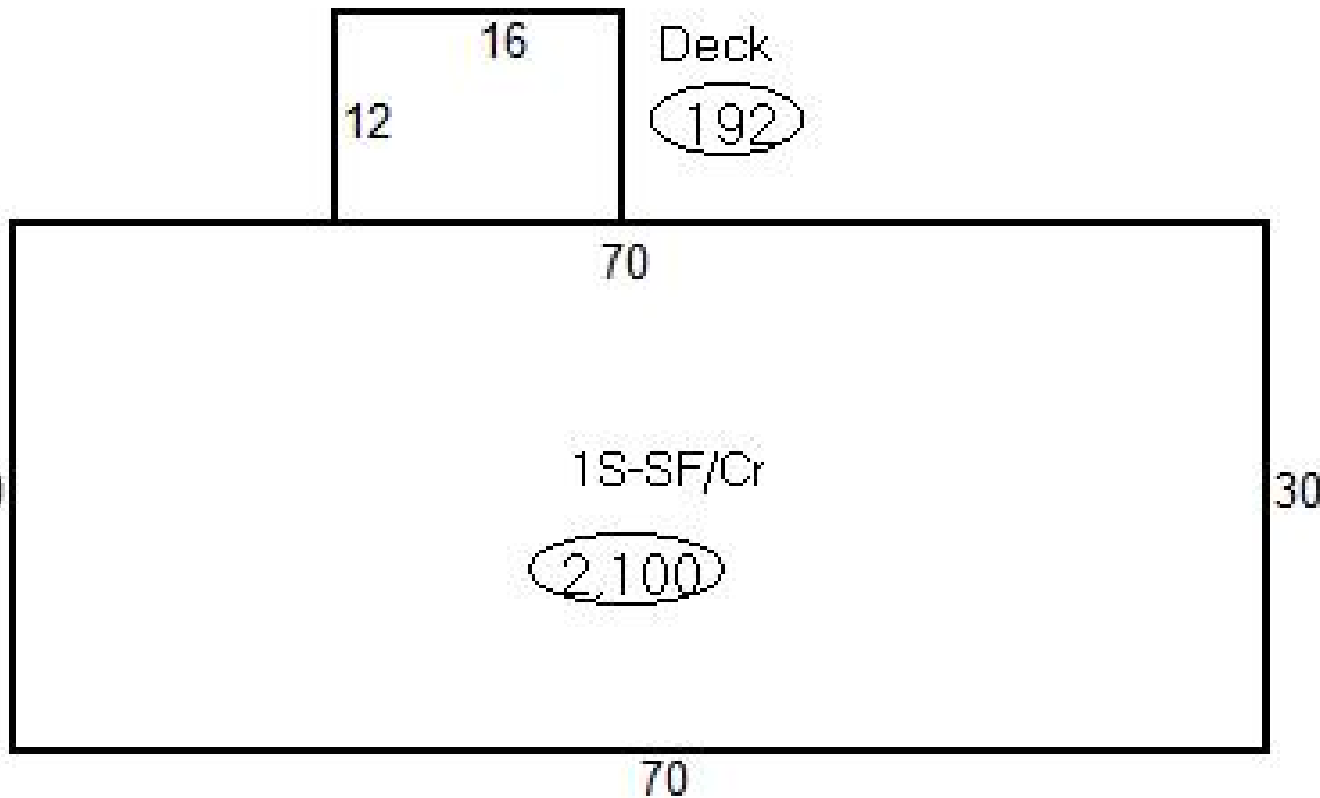
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Sketch Image

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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	2,100	1.000	2,100
2	M	WODO		20	Deck	192	1.000	192
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (236.24 x 25)	5,906		5,906	3,544	2,362
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	4	Cond 4	Year 2006	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (20.91 x 320)	6,691		6,691	3,479	3,212
	SHDS	Shipping/Storage Container	40x8x8			320	
	Qual	4	Cond 4	Year 2003	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD
		Base Cost (20.91 x 320)	6,691		6,691	3,747	2,944
	SHDS	Yard Shed - Metal	14x6x8		Formed Metal	84	
	Qual	3	Cond 2	Year 2003	Eff Age 28		
	Valuation Summary		Modifier Total		RCN	Depr (73% Phys/ % Func)	RCNLD
		Base Cost (27.16 x 84)	2,281		2,281	1,665	616
	SHDS	Shed, Metal NE OF OLD HOUSE	24x36.6x0			878	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.31 x 878)	15,205		15,205	12,164	3,041
	SHDS	Shed - 1/2 old house/roof 1/2 gone	39x16x0		Composition Shingle	624	
	Qual	2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (13.85 x 624)	8,642		8,642	6,914	1,728