



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300004355				<p>0000-32-29N-25W-4-003-00 07/11/25</p>									
Parcel ID	0000-32-29N-25W-4-003-00													
Cadastral ID	0000-29N-25W-32-4-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	14196													
LITTLE, VIC A. & MELVA I. LITTLE														
17449 E 5 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	17449 E 5 RD													
Subdivision														
Lot/Block	/	Parcel Size	5.06 - Acres											
Sec/Twn/Rng	32 / 29 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.83005595 -99.77075524														
SEC. 32-29-25 5.060 AC. 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										
/	LITTLE, VIC A. &													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,045	8,045	12%	965	Assessed	7,288 489.68						
Year Frozen		Improvements	5,641	1,328		159	Penalty	0						
Uncapped Value	0	Mobile Home	56,868	51,370		6,164	Exemption	1,000 -68.00						
TIF Project ID	0	Total Value	70,554	60,743		7,288	Total Taxable	6,288 422.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004355	LITTLE, VIC A. &	101	70,554	1000	6,076	408.00							
2024	2024-300004355	LITTLE, VIC A. &	101	72,567	1000	5,870	390.00							
2023	2023-300004355	LITTLE, VIC A. &	101	65,027	1000	5,670	381.00							
2022	2022-300004355	LITTLE, VIC A. &	101	59,438	1000	5,476	371.00							
2021	2021-300004355	LITTLE, VIC A. &	101	49,997	1000	4,999	345.00							
2020	2020-300004355	LITTLE, VIC A. &	101	49,997	1000	4,999	339.00							
2019	2019-0004355	LITTLE, VIC A. &	101	53,094		5,371	321.00							
2018	2018-0004355	LITTLE, VIC A. &	101	56,191		5,742	343.00							
2017	2017-0004355	LITTLE, VIC A. &	101	59,271		6,112	365.00							
2016	2016-0004355	LITTLE, VIC A. &	101	69,752		6,101	364.00							
2015	2015-0004355	LITTLE, VIC A. &	101	59,735		5,894	352.00							
2014	2014-0004355	LITTLE, VIC A. &	101	61,817		5,693	340.00							
2013	2013-0004355	LITTLE, VIC A. &	101	61,143		5,177	309.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.06 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.06 x 1,589.92 = 8,045 Factor Value Adjustments Lot Value 8,045		<p>0000-32-29N-25W-4-003-00 07/11/25</p>
Residential Data Type 6 Mobile Home 77 x 28 Condition 3 - Average Quality 3 - Average Architecture DWMH Multi-wide MH Style 100% Double Wide Exterior Wall 100% Aluminum Lap Base/Total Area 2,156 / 2,156 Style 100% Double Wide 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 Year/Eff Age 1998 / 28		

FRONT OF HOUSE 7/15/2025

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	55,012		
Lot Value	8,045		
Indicated Value	63,057	29.25	Per SqFt
Agland Value			
Site Improvements	9,777		
Total Value	72,834	33.78	Total Value Per SqFt

Cost Approach Manual :

Base Cost	43.34	Total Misc Impr	+	3,962
Roofing Adj	+ 2.07	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	114,608
Heat/Cool Adj	+ 1.72	Depreciation (52%)	-	59,596
Plumbing Adj	+ 4.20	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	55,012
Adj Base Cost	= 51.32	Lot Value	+	8,045
Total Area	x 2,156	Indicated Value	=	63,057
Adjusted Cost	= 110,646	Value Per SqFt		29.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1	1	1,733.53		1,734
PRCH	Porch	2015	10x7		70	13.83		968
PRCH	Porch	2016	6x6		36	14.07		507
PRCH	Porch	2017	54		54	13.94		753



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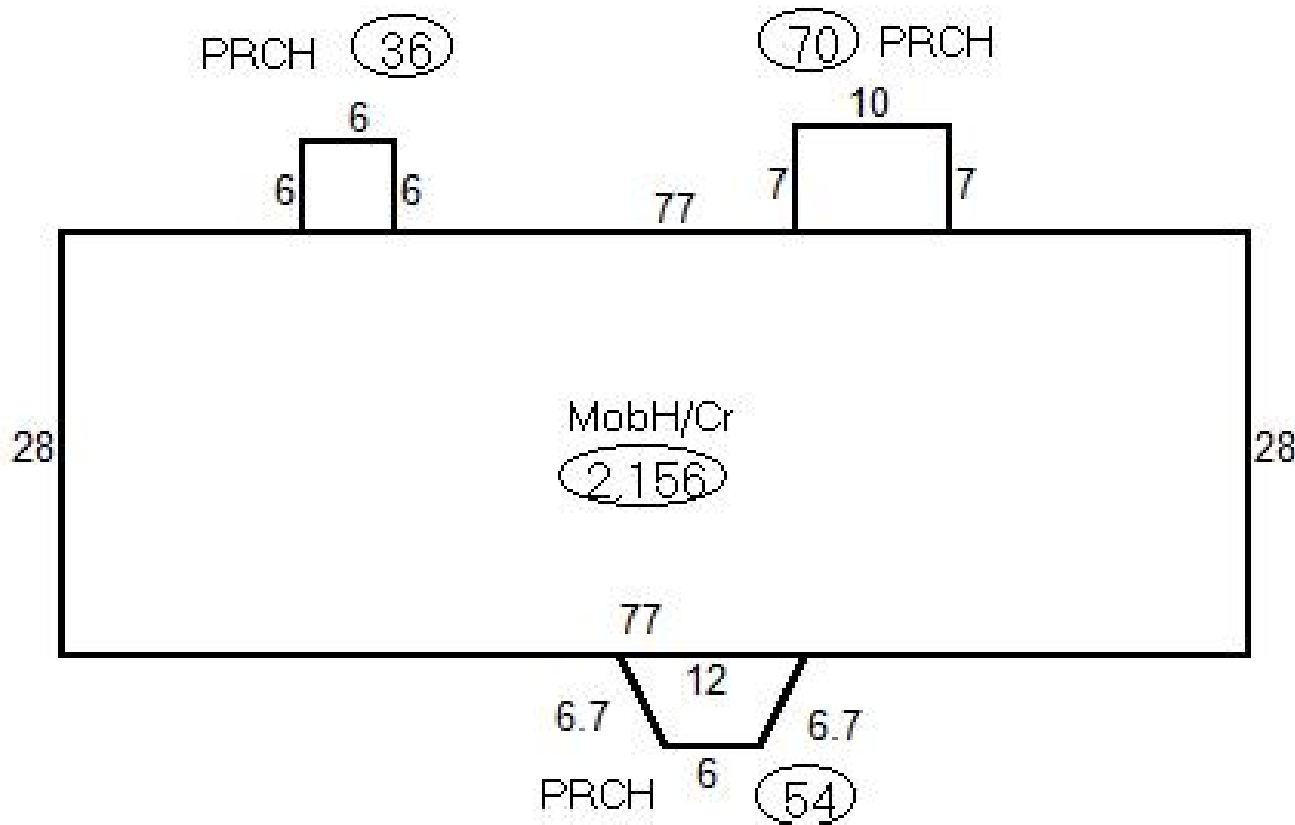
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Sketch Image

300004355



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,156	1.000	2,156
2	M	PRCH		20	PRCH	70	1.000	70
3	M	PRCH		20	PRCH	36	1.000	36
4	M	PRCH		20	PRCH	54	1.000	54
Total Building Area						2,156		2,156



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - STORAGE/SHIPPING CONTAINER	40x8x9		Formed Metal	320	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (19.56 x 320)		6,259		6,259	313	5,946
	SHDS	2 Yard Shed -Small	10x8x6			80	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (27.27 x 80)		2,182		2,182	415	1,767
	SHDS	Yard Shed - Wood Garage	12x16x8		Composition Shingle	192	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total		RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (20.28 x 192)		3,894		3,894	1,830	2,064