



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:16  
 Page 1

Assessment Data					Primary Image				
Account	300006848				<p>LAND 4/7/2025</p>				
Parcel ID	4001-00-001-002-0-001-00								
Cadastral ID	4001-001-002-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 4							
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15658								
LUCKIE, MIKE A. & ROXIE A. LUCKIE									
520 2ND ST. ROSSTON OK 73855-0000									
Parcel Location									
Situs	BEAVER ST								
Subdivision	ROSSTON ORIGINAL								
Lot/Block	0002 / 0001	Parcel Size 3 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.81505023 -99.93634782									
Building Permits									
ROSS ORIG BLOCK 1 LOTS W 20' OF 2-3-4-5-6									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	LUCKIE, MIKE A. &			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	250	238	12%	29	Assessed	29	1.95
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	250	238		29	Total Taxable	29	2.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006848	LUCKIE, MIKE A. &			204	250	0	27	2.00
2024	2024-300006848	LUCKIE, MIKE A. &			204	250	0	26	2.00
2023	2023-300006848	LUCKIE, MIKE A. &			204	250	0	25	2.00
2022	2022-300006848	LUCKIE, MIKE A. &			204	250	0	24	2.00
2021	2021-300006848	LUCKIE, MIKE A. &			204	250	0	23	2.00
2020	2020-300006848	LUCKIE, MIKE A. &			204	250	0	22	1.00
2019	2019-0006848	LUCKIE, MIKE A. &			204	250		21	1.00
2018	2018-0006848	LUCKIE, MIKE A. &			204	250		20	1.00
2017	2017-0006848	LUCKIE, MIKE A. &			204	250		19	1.00
2016	2016-0006848	LUCKIE, MIKE A. &			204	250		18	1.00
2015	2015-0006848	LUCKIE, MIKE A. &			204	250		17	1.00
2014	2014-0006848	LUCKIE, MIKE A. &			204	250		16	1.00
2013	2013-0006848	LUCKIE, MIKE A. &			204	250		16	1.00



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:28:16  
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 250</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 19 ROSSTON COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 2,500.00 x .10 = 250</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 250</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 250</p> <p>Cost Approach Value 250</p>	<p>Image ID 32363</p> <p>Image Date 4/7/2025</p> <p>Name 001.JPG</p> <p>Description LAND</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 250</p> <p>Total Appraised Value 250</p>	