



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:17
 Page 1

Assessment Data					Primary Image				
Account	300006849								
Parcel ID	4001-00-001-002-0-002-00								
Cadastral ID	4001-001-002-00-0-002-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 4							
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15659								
LUCKIE, MICHAEL A. & ROXIE A. LUCKIE									
520 2ND ST. ROSSTON OK 73855-0000									
Parcel Location									
Situs	SECOND ST								
Subdivision	ROSSTON ORIGINAL								
Lot/Block	0002 / 0001	Parcel Size 11 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.80386352 -99.95516322									
ROSS ORIG BLOCK 1 LOTS E 120' OF 2 THRU 6; ALL 7 THRU 15 LESS RR									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					622/593	BOZARTH, MELVIN E. ETAL	03/12/2007	4,000	U
					570/703	MAZDALENA, LEAH	08/12/1999	6,500	U
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	8,130	2,346	12%	282	Assessed	950	63.83
Year Frozen		Improvements	26,008	5,566		668	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	34,138	7,912		950	Total Taxable	950	64.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006849	LUCKIE, MICHAEL A. &			204	34,138	0	904	61.00
2024	2024-300006849	LUCKIE, MICHAEL A. &			204	36,669	0	861	57.00
2023	2023-300006849	LUCKIE, MICHAEL A. &			204	29,361	0	820	55.00
2022	2022-300006849	LUCKIE, MICHAEL A. &			204	9,921	0	781	53.00
2021	2021-300006849	LUCKIE, MICHAEL A. &			204	9,921	0	745	51.00
2020	2020-300006849	LUCKIE, MICHAEL A. &			204	9,921	0	708	48.00
2019	2019-0006849	LUCKIE, MICHAEL A. &			204	9,921		675	40.00
2018	2018-0006849	LUCKIE, MICHAEL A. &			204	9,921		643	38.00
2017	2017-0006849	LUCKIE, MICHAEL A. &			204	10,031		612	37.00
2016	2016-0006849	LUCKIE, MICHAEL A. &			204	10,031		583	35.00
2015	2015-0006849	LUCKIE, MICHAEL A. &			204	9,658		555	33.00
2014	2014-0006849	LUCKIE, MICHAEL A. &			204	9,658		530	32.00
2013	2013-0006849	LUCKIE, MICHAEL A. &			204	26,581		504	30.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:17
 Page 2

Lot Data	Acre - ROSS ORIG/ADDS Acre	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.02 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.02 x 4,916.67 = 5,015 Factor Value Adjustments Lot Value 5,015		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	864
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 71

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	71.12	Total Misc Impr	+ 748
Roofing Adj	+ 4.07	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 71,622
Heat/Cool Adj	+ 1.29	Depreciation (76%)	- 54,433
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,189
Adj Base Cost	= 82.03	Lot Value	+ 5,015
Total Area	x 864	Indicated Value	= 22,204
Adjusted Cost	= 70,874	Value Per SqFt	25.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,189		
Lot Value	5,015		
Indicated Value	22,204	25.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,204	25.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	7272	16x6		96	7.79		748



Harper

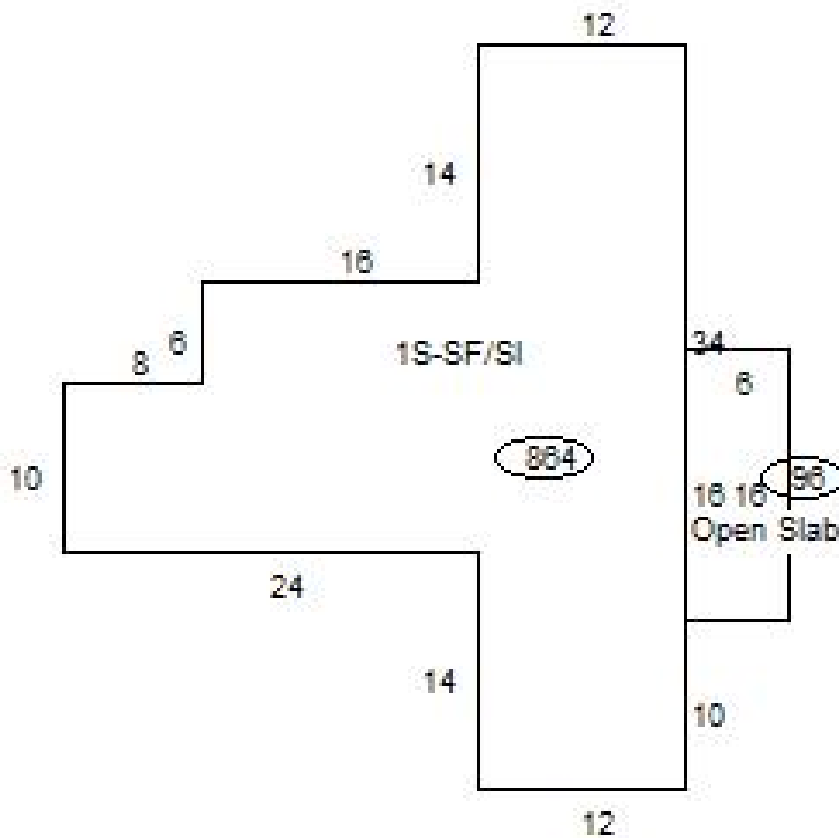
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:17
Page 3

Sketch Image

300006849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	864	1.000	864
2	M	PATO		20	Open Slab	96	1.000	96
Total Building Area						864		864



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:17
Page 4

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3115</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 179 ROSS ORIG/ADDS Square-Foot</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 44,500.00 x .07 = 3,115</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,115</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 510</p> <p>Total Base Value 40,321</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 40,321</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 8,064</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 8,064</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 8,064</p> <p>Land Value 3,115</p> <p>Cost Approach Value 11,179 21.92/SqFt</p>	<p>Image ID 19712</p> <p>Image Date 6/16/2022</p> <p>Name 6849_1.JPG</p> <p>Description HOUSE</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 17,189</p> <p>Land Value 3,115</p> <p>Total Appraised Value 11,179 21.92/SqFt</p>	



Harper

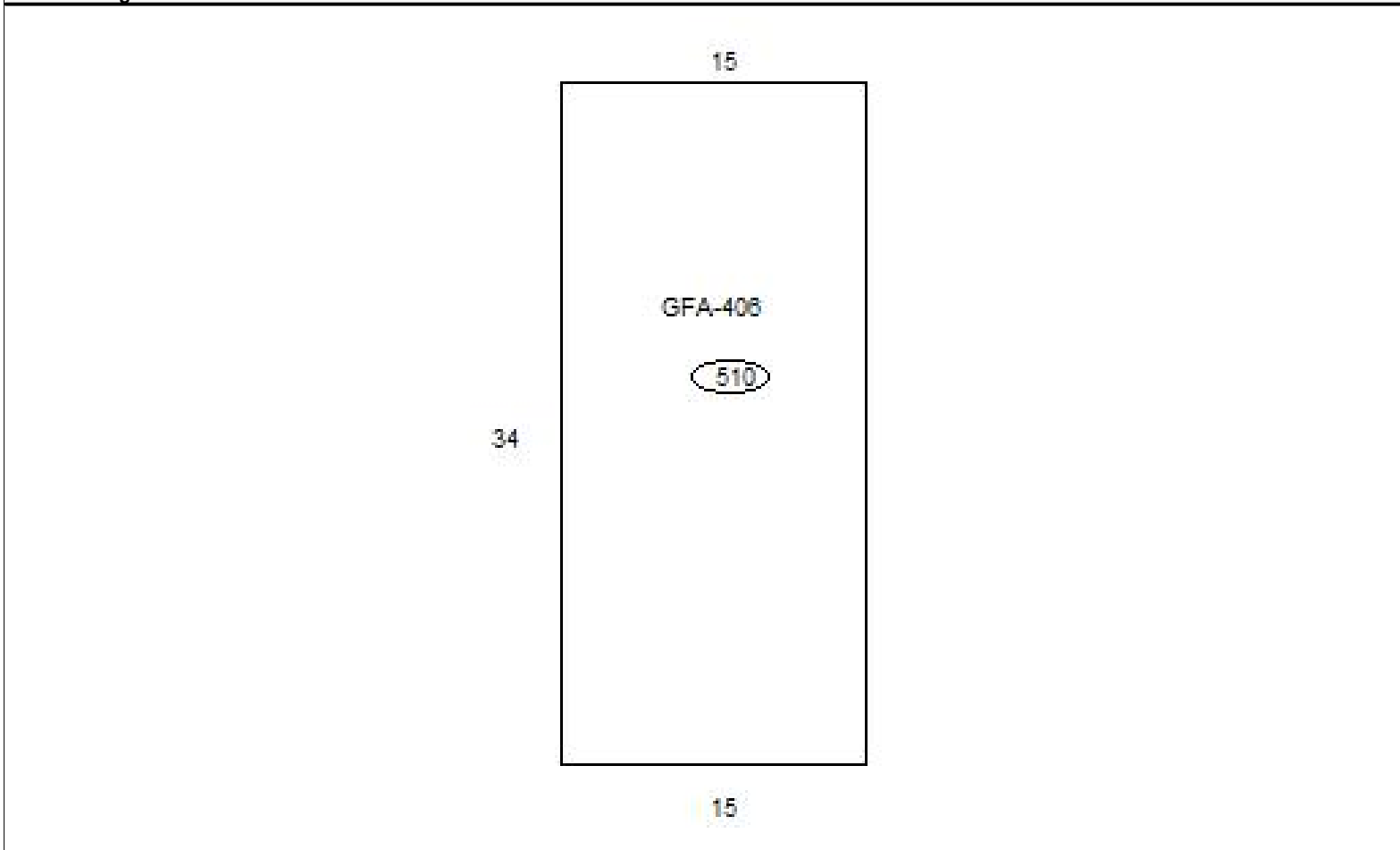
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:17
Page 5

Sketch Image

300006849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	GFA-406	510	1.000	510
Total Building Area						510		510



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:17
Page 6

Account 300006849
Parcel ID 4001-00-001-002-0-002-00
Cadastral ID 4001-001-002-00-0-002-00

Tax Area Code 204
Property Class UR
Owners Name LUCKIE, MICHAEL A. &

Building Data

Building ID 222
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 510
Average Perimeter 98
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 61
Construction Class 6 - Engineered Wood Post Frame (Pole)
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 110 - Single Wall-Boards on Wood
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 44.74
Wall Cost 34.32
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 79.06
Total Area 510
Base RCN 40,321
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 40,321
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (32,257)
Total RCNLD 8,064
Lump Sums
Total Building Value 8,064 \$ 15.81 Per SqFt