



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:19  
 Page 1

Assessment Data				Primary Image					
<b>Account</b> 300006852 <b>Parcel ID</b> 4001-00-001-019-0-002-00 <b>Cadastral ID</b> 4001-001-019-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 4 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15661 ROSSTON, THE TOWN OF, STATE OF OKLAHOMA  RT. 1 BOX 64 A ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> BEAVER ST <b>Subdivision</b> ROSSTON ORIGINAL <b>Lot/Block</b> 0019 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE									
<b>Legal Description</b> Lat/Long: 36.83014780 -99.94037909 ROSS ORIG BLOCK 1 LOTS W 65' OF 19 THRU 26 LESS RR									
<b>Exemptions</b>				<b>Sale History</b>					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	ROSSTON, THE TOWN OF,			
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>	
Remove Cap		Land Value 175	0	12%	0	Assessed	0	0.00	
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 175	0		0	Total Taxable	0	0.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2024	2024-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2023	2023-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2022	2022-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2021	2021-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2020	2020-300006852	ROSSTON, THE TOWN OF,	204	175	0		.00		
2019	2019-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2018	2018-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2017	2017-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2016	2016-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2015	2015-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2014	2014-0006852	ROSSTON, THE TOWN OF,	204	175			.00		
2013	2013-0006852	ROSSTON, THE TOWN OF,	204	175			.00		



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Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 175</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 2,500.00 x .07 = 175</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 175</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 175</p> <p>Cost Approach Value 175</p>	<p><b>Image Information</b></p> <p>Image ID 32365</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 175</p> <p>Total Appraised Value 175</p>