



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006853													
Parcel ID	4001-00-001-020-0-001-00													
Cadastral ID	4001-001-020-00-0-001-00													
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														
<b>Parcel Location</b>														
Situs	BEAVER ST													
Subdivision	ROSSTON ORIGINAL													
Lot/Block	0020 / 0001	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	400100 - ROSSTON/MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.81383382 -99.93138597														
ROSS ORIG BLOCK 1 LOTS CENTER 50' OF 20 THRU 26 BEGINNING 25'W OF E END 26 LESS RR (50' X 175')														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor		Date	Price	Code									
644/149	SMITH, EVERETT D. JR &		11/06/2008	500	16									
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	613	142	12%	17	Assessed	118 7.93						
Year Frozen		Improvements	7,198	839		101	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	7,811	981		118	Total Taxable	118 8.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-300006853	LUCKIE, MICHAEL A. &		204	7,811	0	112	8.00						
2024	2024-300006853	LUCKIE, MICHAEL A. &		204	7,634	0	106	7.00						
2023	2023-300006853	LUCKIE, MICHAEL A. &		204	7,112	0	101	7.00						
2022	2022-300006853	LUCKIE, MICHAEL A. &		204	7,436	0	97	7.00						
2021	2021-300006853	LUCKIE, MICHAEL A. &		204	7,436	0	93	6.00						
2020	2020-300006853	LUCKIE, MICHAEL A. &		204	7,436	0	88	6.00						
2019	2019-0006853	LUCKIE, MICHAEL A. &		204	7,436		84	5.00						
2018	2018-0006853	LUCKIE, MICHAEL A. &		204	7,436		80	5.00						
2017	2017-0006853	LUCKIE, MICHAEL A. &		204	7,436		76	5.00						
2016	2016-0006853	LUCKIE, MICHAEL A. AND		204	7,436		73	4.00						
2015	2015-0006853	LUCKIE, MICHAEL A. AND		204	7,436		70	4.00						
2014	2014-0006853	LUCKIE, MICHAEL A. AND		204	7,436		66	4.00						
2013	2013-0006853	LUCKIE, MICHAEL A. AND		204	7,436		63	4.00						



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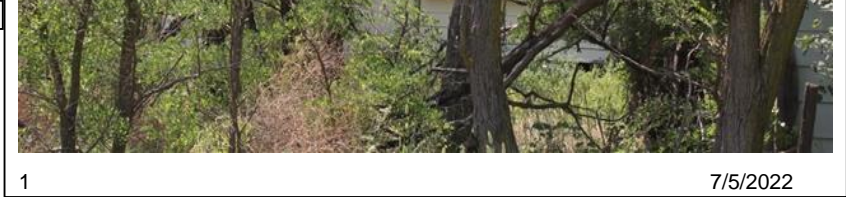
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	50 x 175	
Lot Count		
Units Buildable	613	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .07 = 613	
Factor Value		
Adjustments		
Lot Value	613	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



1 7/5/2022

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 613
Total Area	x	Indicated Value	= 613
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	613
Indicated Value	613
Agland Value	0.00 Per SqFt
Site Improvements	7,291
Total Value	7,904
	0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	78x27x0		Composition Shingle	2,106		
	Qual	3	Cond	3	Year	1940	Eff Age	86
							0	
							0	
							0	
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (17.31 x 2,106)		36,455	36,455	29,164	7,291	