



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006856 Parcel ID 4001-00-002-008-0-001-00 Cadastral ID 4001-002-008-00-0-001-00 Property Type REAL - Real Property Property Class UR 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 00520 SECOND ST Subdivision ROSSTON ORIGINAL Lot/Block 0008 / 0002 Parcel Size 12 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					<p style="text-align: right; font-size: small;">4001-00-002-008-0-001-00 ACCT # 6856 06/15/22</p> <p style="text-align: center;">1 6/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.83044869 -99.85936990 ROSS ORIG BLOCK 2 LOT 1 THRU 12																																																																																																																									
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 Page 2

Lot Data		Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size	100 x 100		
Lot Count	0		
Units Buildable	1925		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	27,500.00 x .07 = 1,925		
Factor Value			
Adjustments			
Lot Value	1,925		



Residential Data	
Type	6 Mobile Home 54 x 27
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,458 / 1,458
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 46

1 6/16/2022

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	48.74	Total Misc Impr	+ 6,607
Roofing Adj	+ 2.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 93,723
Heat/Cool Adj	+ 2.53	Depreciation (71%)	- 66,543
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,180
Adj Base Cost	= 59.75	Lot Value	+ 1,925
Total Area	x 1,458	Indicated Value	= 29,105
Adjusted Cost	= 87,116	Value Per SqFt	19.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,180		
Lot Value	1,925		
Indicated Value	29,105	19.96	Per SqFt
Agland Value			
Site Improvements	11,858		
Total Value	40,963	28.10	Total Value Per SqFt

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
PATC	Patio - Covered	8472	21x10		210	15.49		3,253
WODO	Wood Deck - Open	8473	11x6		66	24.55		1,620



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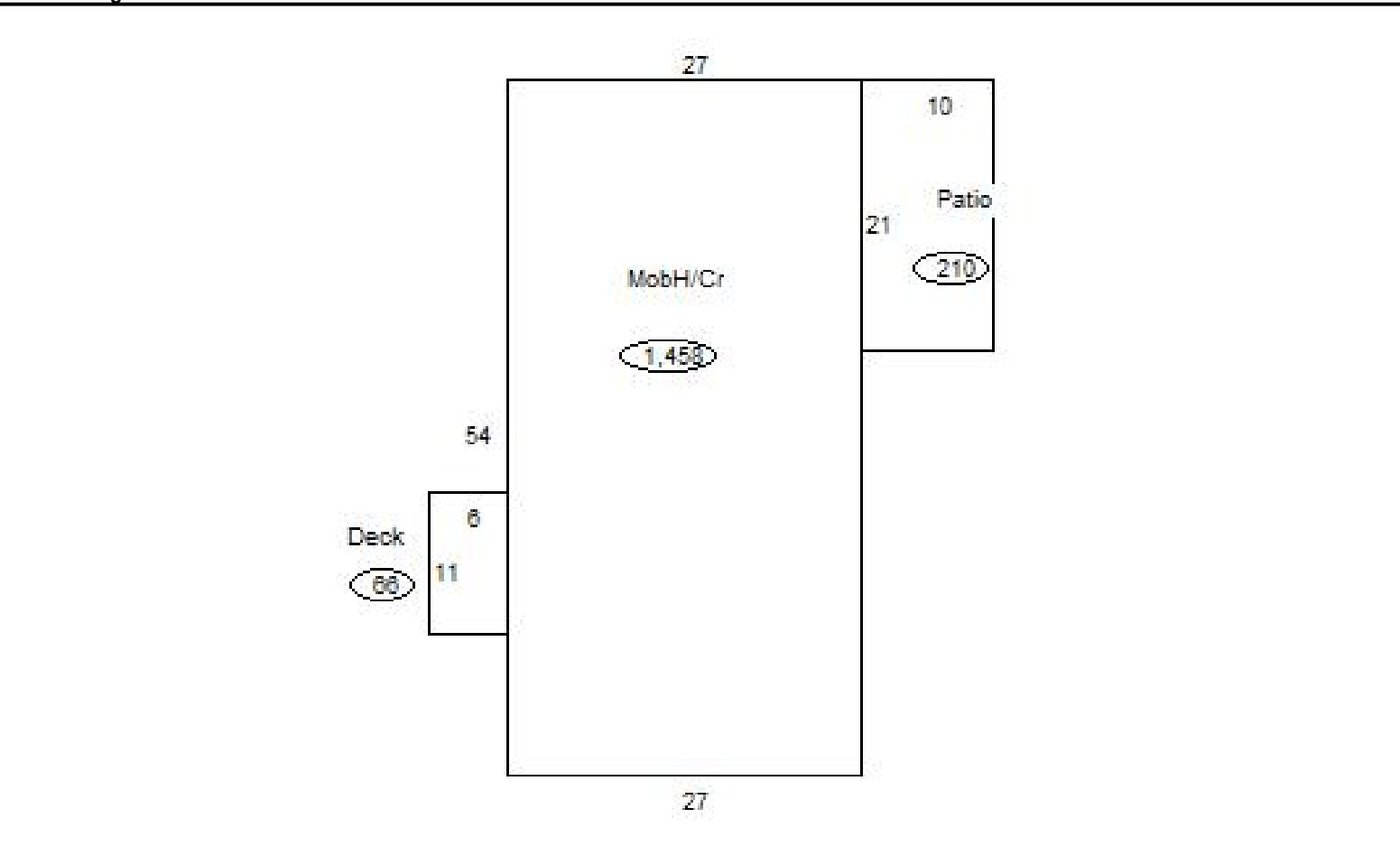
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Time 07:28:22
Page 3

Sketch Image

300006856



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,458	1.000	1,458
2	M	PATC		20	Patio	210	1.000	210
3	M	WODO		20	Deck	66	1.000	66
Total Building Area						1,458		1,458



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Page 4

300006856

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	18x16x8		Formed Metal	288
	Qual 3	Cond 3	Year 2020	Eff Age	6	
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.94 x 288)		2,287		2,287		846
						1,441
	PACN	Paving - Concrete	20x10x0			200
	Qual 3	Cond 3	Year 2012	Eff Age	14	
Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)		RCNLD
Base Cost (5.63 x 200)		1,126		1,126		867
						259
	SHDS	Yard Shed - Metal	10x8x6		Formed Metal	80
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
Base Cost (26.23 x 80)		2,098		2,098		1,678
						420
	SHDS	Yard Shed - Metal	11x8x6		Formed Metal	88
	Qual 3	Cond 3	Year 1985	Eff Age	41	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (25.39 x 88)		2,234		2,234		1,787
						447
	GRDT	Garage - Detached	24x18x8		Formed Metal	432
	Qual 3	Cond 3	Year 1976	Eff Age	50	
Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ 0% Func)		RCNLD
Base Cost (36.99 x 432)		15,980		18,576		13,375
		2,596				5,201
Warm & Cooled Air		Total Area	432			2,596
	UTIL	Utility Building	20x30x12		Galvanized Metal	600
	Qual 3	Cond 3	Year 1970	Eff Age	56	
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ 0% Func)		RCNLD
Base Cost (25.68 x 600)		15,408		15,408		11,710
						3,698
	SHDS	Yard Shed - Metal	8x10x6		Galvanized Metal	80
	Qual 3	Cond 3	Year 1970	Eff Age	56	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
Base Cost (24.49 x 80)		1,959		1,959		1,567
						392