



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:23
 Page 1

Assessment Data	Primary Image
Account 300006857 Parcel ID 4001-00-002-013-0-001-00 Cadastral ID 4001-002-013-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 4 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15663 ROSSTON, TOWN OF	

101 BEAVER ST.
 ROSSTON OK 73855-0000

Parcel Location

Situs WHITE ST
Subdivision ROSSTON ORIGINAL
Lot/Block 0013 / 0002 **Parcel Size** 2 - Lots
Sec/Twn/Rng / / /
Neighborhood 400100 - ROSSTON/MULTI
School District 1-LAVERN - 1-LAVERNE

LOT 4/7/2025

Legal Description	Lat/Long: 36.80582006 -99.95152151	Building Permits
-------------------	------------------------------------	------------------

ROSS ORIG BLOCK 2 LOTS 13-15

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
------------	--------------

Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
/	ROSSTON, TOWN OF			

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	Land Value	350	0	12%	0	Assessed	0	0.00
Year Frozen	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	350		0	Total Taxable	0	0.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006857	ROSSTON, TOWN OF	204	350	0		.00
2024	2024-300006857	ROSSTON, TOWN OF	204	350	0		.00
2023	2023-300006857	ROSSTON, TOWN OF	204	350	0		.00
2022	2022-300006857	ROSSTON, TOWN OF	204	350	0		.00
2021	2021-300006857	ROSSTON, TOWN OF	204	350	0		.00
2020	2020-300006857	ROSSTON, TOWN OF	204	350	0		.00
2019	2019-0006857	ROSSTON, TOWN OF	204	350			.00
2018	2018-0006857	ROSSTON, TOWN OF	204	350			.00
2017	2017-0006857	ROSSTON, TOWN OF	204	350			.00
2016	2016-0006857	COUNTY	204	350			.00
2015	2015-0006857	COUNTY	204	350			.00
2014	2014-0006857	COUNTY	204	350			.00
2013	2013-0006857	COUNTY	204	350			.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:23
Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 350</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 5,000.00 x .07 = 350</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 350</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 350</p> <p>Cost Approach Value 350</p>	<p>Image Information</p> <p>Image ID 32367</p> <p>Image Date 4/7/2025</p> <p>Name 002.JPG</p> <p>Description LOT</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 350</p> <p>Total Appraised Value 350</p>	