




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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<b>Assessment Data</b>	<b>Primary Image</b>
<b>Account</b> 300006860 <b>Parcel ID</b> 4001-00-003-001-0-001-00 <b>Cadastral ID</b> 4001-003-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15664 RASCON, URIEL	 <p>4001-00-003-001-0-001-00 ACCT # 6860 06/15/22</p>

P O BOX 1103  
LAVERNE OK 73848-0000

**Parcel Location**

**Situs** 00402 SECOND ST  
**Subdivision** ROSSTON ORIGINAL  
**Lot/Block** 0001 / 0003 **Parcel Size** 5 - Lots  
**Sec/Twn/Rng** / / /  
**Neighborhood** 400100 - ROSSTON/MULTI  
**School District** 1-LAVERNE - 1-LAVERNE

1 6/16/2022

**Legal Description** Lat/Long: 36.81497832 -99.93527168

ROSS ORIG BLOCK 3 LOTS 1 THRU 5

Building Permits				
Number	Description	Opened	Closed	Amount

**Exemptions**

Code	Type	Active	Maximum	Exemption

**Sale History**

Bk/Pg	Grantor	Date	Price	Code
664/730	BA RAY ENTERPRISES, INC.	11/16/2010	9,000	Q
627/8	ERICKSON, VICTOR L.	07/06/2007	29,500	MU
541/812	WITCHEY, FLOYD D.	12/29/1998	2,000	PQ

**Parcel Valuation**

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	Land Value	1,250	1,250	12%	150	Assessed	1,276	85.73
Year Frozen	Improvements	29,044	9,380		1,126	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	30,294	10,630	1,276	Total Taxable	1,276	86.00

**Assessment History**

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006860	RASCON, URIEL	204	30,294	0	1,215	82.00
2024	2024-300006860	RASCON, URIEL	204	31,293	0	1,157	77.00
2023	2023-300006860	RASCON, URIEL	204	23,778	0	1,102	74.00
2022	2022-300006860	RASCON, URIEL	204	8,746	0	1,050	71.00
2021	2021-300006860	RASCON, URIEL	204	8,746	0	1,050	72.00
2020	2020-300006860	RASCON, URIEL	204	8,746	0	1,050	71.00
2019	2019-0006860	RASCON, URIEL	204	8,789		1,055	63.00
2018	2018-0006860	RASCON, URIEL	204	8,842		1,061	63.00
2017	2017-0006860	RASCON, URIEL	204	8,895		1,068	64.00
2016	2016-0006860	RASCON, URIEL	204	8,948		1,074	64.00
2015	2015-0006860	RASCON, URIEL	204	8,896		1,067	64.00
2014	2014-0006860	RASCON, URIEL	204	8,949		1,074	64.00
2013	2013-0006860	RASCON, URIEL	204	9,002		1,080	64.00




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Lot Data	Square-Foot - ROSSTON COMM	Primary Image
<b>Lot Size</b> 125 x 100 <b>Lot Count</b> <b>Units Buildable</b> 1250 <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,500.00 x .10 = 1,250 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 1,250		 <p>4001-00-003-001-0-001-00          ACCT # 6860 06/15/22</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	1.5 - Low
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,210 / 1,210
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1935 / 118

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	20,721		
<b>Lot Value</b>	1,250		
<b>Indicated Value</b>	21,971	18.16	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,337		
<b>Total Value</b>	30,308	25.05	Total Value Per SqFt

Cost Approach		Manual :	
<b>Base Cost</b>	70.94	<b>Total Misc Impr</b>	+ 4,097
<b>Roofing Adj</b>	+ 3.86	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 1.96	<b>Total RCN</b>	= 103,607
<b>Heat/Cool Adj</b>	+ 1.35	<b>Depreciation ( 80%)</b>	- 82,886
<b>Plumbing Adj</b>	+ 4.12	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 20,721
<b>Adj Base Cost</b>	= 82.24	<b>Lot Value</b>	+ 1,250
<b>Total Area</b>	x 1,210	<b>Indicated Value</b>	= 21,971
<b>Adjusted Cost</b>	= 99,510	<b>Value Per SqFt</b>	18.16

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	7274	27x5		135	30.35	4,097



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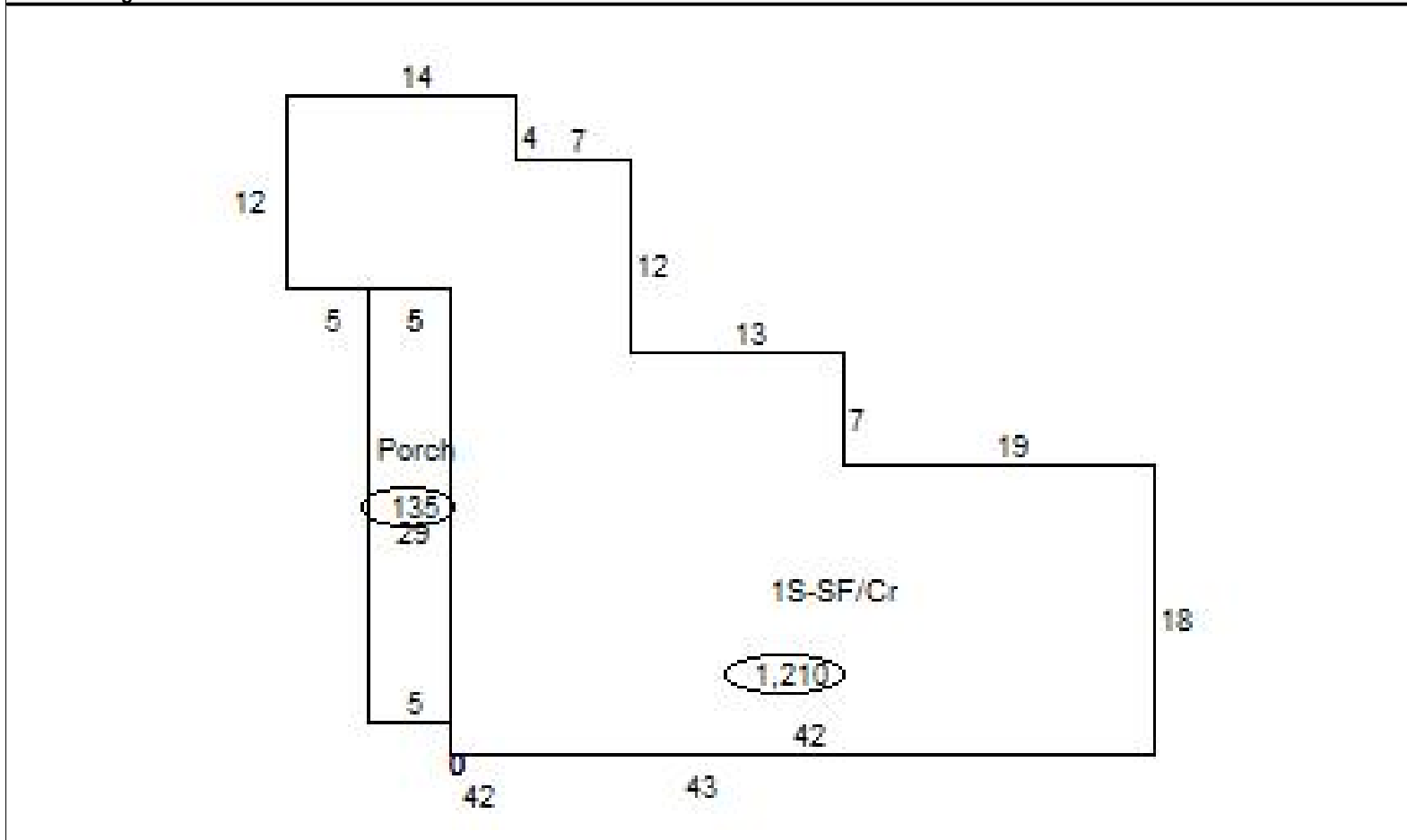
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	135	1.000	135
2	R	1	Crawl	20	1S-SF/Cr	1,210	1.000	1,210
<b>Total Building Area</b>						1,210		1,210



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x10x8		Galvanized Metal	120
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2004	<b>Eff Age</b> 22		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (21.43 x 120)		2,572		2,572		952
	SHDS	Yard Shed - Metal	8x8x6		Galvanized Metal	64
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2004	<b>Eff Age</b> 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (22.19 x 64)		1,420		1,420		426
	UTIL	Utility Building	40x20x10		Galvanized Metal	800
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 1990	<b>Eff Age</b> 43		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (25.75 x 800)		20,600		20,600		6,798
	CKCP	Chicken Coop	20x8x8		Galvanized Metal	160
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (5.03 x 160)		805		805		161