



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:28:27  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 300006862 <b>Parcel ID</b> 4001-00-003-008-0-001-00 <b>Cadastral ID</b> 4001-003-008-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15666 BARNES, HAZEL K. % DON SECREST  219 WEST ELM STREET DURRANT OK 74701-  <b>Parcel Location</b> <b>Situs</b> 00225 BEAVER ST <b>Subdivision</b> ROSSTON ORIGINAL <b>Lot/Block</b> 0008 / 0003 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>4001-00-003-008-0-001-00 ACCT # 6862 06/15/22</p> <p>1 6/16/2022</p>														
<b>Legal Description</b> Lat/Long: 36.81384428 -99.93285713																			
ROSS ORIG BLOCK 3 LOTS 8-9; S 15' OF 7; ALL 10-11-12					<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>					<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>										
H	Homestead	No	1,000		547/499	BLAIR, MYRTLE I. BARNES, HAZEL K.	09/30/1999	9,500	MU										
<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 980	951	12%	114	Assessed	1,690	113.55										
Year Frozen			Improvements 21,367	13,140		1,576	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 22,347	14,091		1,690	Total Taxable	1,690	114.00										
<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	2025-300006862	BARNES, HAZEL K.	204	22,347	0	1,610	108.00												
2024	2024-300006862	BARNES, HAZEL K.	204	23,655	0	1,535	102.00												
2023	2023-300006862	BARNES, HAZEL K.	204	21,352	1000	461	31.00												
2022	2022-300006862	BARNES, HAZEL K.	204	13,612	1000	418	28.00												
2021	2021-300006862	BARNES, HAZEL K.	204	13,612	1000	377	26.00												
2020	2020-300006862	BARNES, HAZEL K.	204	13,612	1000	337	23.00												
2019	2019-0006862	BARNES, HAZEL K.	204	13,612		297	18.00												
2018	2018-0006862	BARNES, HAZEL K.	204	13,612		260	16.00												
2017	2017-0006862	BARNES, HAZEL K.	204	13,612		223	13.00												
2016	2016-0006862	BARNES, HAZEL K.	204	13,612		189	11.00												
2015	2015-0006862	BARNES, HAZEL K.	204	13,497		154	9.00												
2014	2014-0006862	BARNES, HAZEL K.	204	13,497		119	7.00												
2013	2013-0006862	BARNES, HAZEL K.	204	16,086		87	5.00												



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:27  
 Page 2

Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	140 x 100	<p>4001-00-003-008-0-001-00 ACCT # 6862 06/15/22</p>
Lot Count		
Units Buildable	980	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .07 = 980	
Factor Value		
Adjustments		
Lot Value	980	

Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	808 / 808
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	2 / /
Basement Area	
Garage Type	240 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 89



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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,596		
Lot Value	980		
Indicated Value	19,576	24.23	Per SqFt
Agland Value			
Site Improvements	2,972		
Total Value	22,548	27.91	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	101.35	Total Misc Impr	+ 907
Roofing Adj	+ 4.73	Garage Cost	+ 2,011
Subfloor Adj	+ 0.00	Total RCN	= 92,978
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 74,382
Plumbing Adj	+ 3.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,596
Adj Base Cost	= 111.46	Lot Value	+ 980
Total Area	x 808	Indicated Value	= 19,576
Adjusted Cost	= 90,060	Value Per SqFt	24.23

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	7276	5x2		10	9.78		98
RSPC	Raised Slab Porch - Covered	7279	5x4		20	40.44		809



Harper

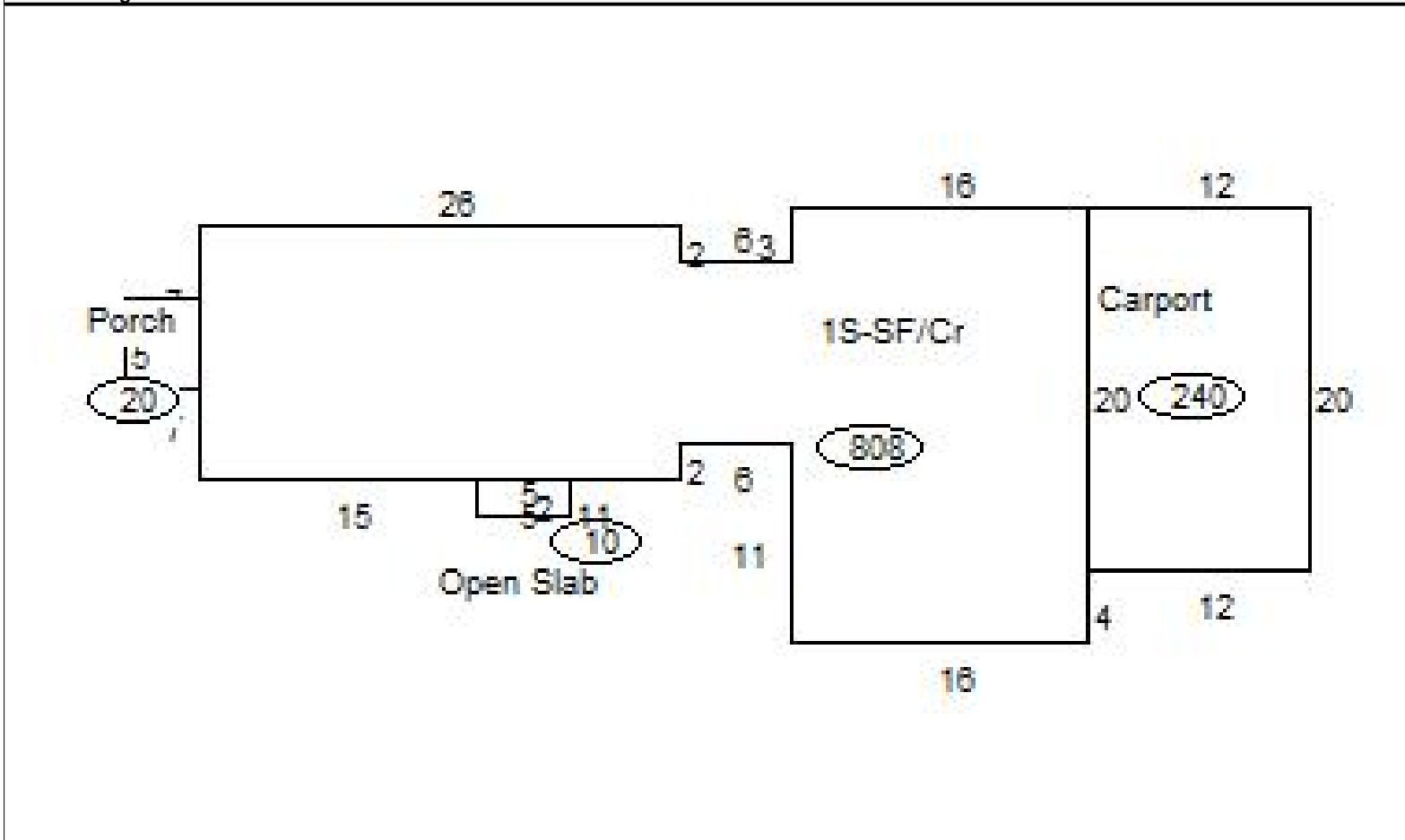
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:27  
 Page 3

Sketch Image

300006862



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	10	1.000	10
2	G	3		20	Carport	240	1.000	240
3	R	1	Crawl	20	1S-SF/Cr	808	1.000	808
4	M	RSPC		20	Porch	20	1.000	20
<b>Total Building Area</b>						808		808



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:27  
 Page 4

300006862

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
		Base Cost (22.95 x 120)	2,754		2,754	2,203	551
	SHDS	Shed - Small ROCK	28x18x8		Galvanized Metal	504	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
		Base Cost (19.87 x 504)	10,014		10,014	8,011	2,003
	PACN	Paving - Concrete	18x8x0			144	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (6.43 x 144)	926		926	741	185
	PACN	Paving - Concrete	18x12x0			216	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (5.40 x 216)	1,166		1,166	933	233