



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006863 <b>Parcel ID</b> 4001-00-004-001-0-001-00 <b>Cadastral ID</b> 4001-004-001-00-0-001-00 <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> 25261 MCATEE, JARRETT WADE  17850 E 15 ROAD #85 ROSSTON OK 73855-					<p>4001-00-004-001-0-001-00            ACCT # 6863 06/15/22</p> <p>1 6/16/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00403 SECOND ST <b>Subdivision</b> ROSSTON ORIGINAL <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71025356 -99.54899935 ROSS ORIG BLOCK 4 LOTS: 1 THRU 6 BOOK 774 PAGE 262					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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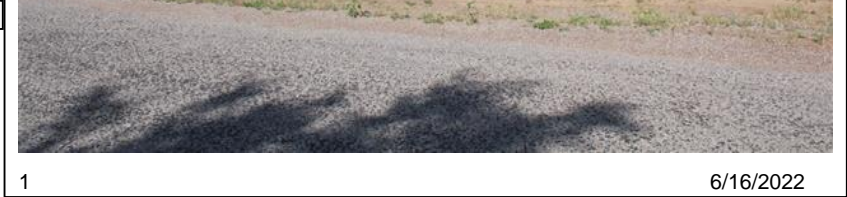
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	150 x 62	<p>4001-00-004-001-0-001-00            ACCT # 6863 06/15/22</p>
Lot Count	0	
Units Buildable	1470	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .07 = 1,470	
Factor Value		
Adjustments		
Lot Value	1,470	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	840
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1925 / 101



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	17,257		
Lot Value	1,470		
Indicated Value	18,727	22.29	Per SqFt
Agland Value			
Site Improvements	37,569		
Total Value	56,296	67.02	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.38	Total Misc Impr	+ 4,159
Roofing Adj	+ 3.80	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 86,286
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 69,029
Plumbing Adj	+ 6.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,257
Adj Base Cost	= 97.77	Lot Value	+ 1,470
Total Area	x 840	Indicated Value	= 18,727
Adjusted Cost	= 82,127	Value Per SqFt	22.29

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Patio - Open	8290	636		636	6.54	4,159



Harper

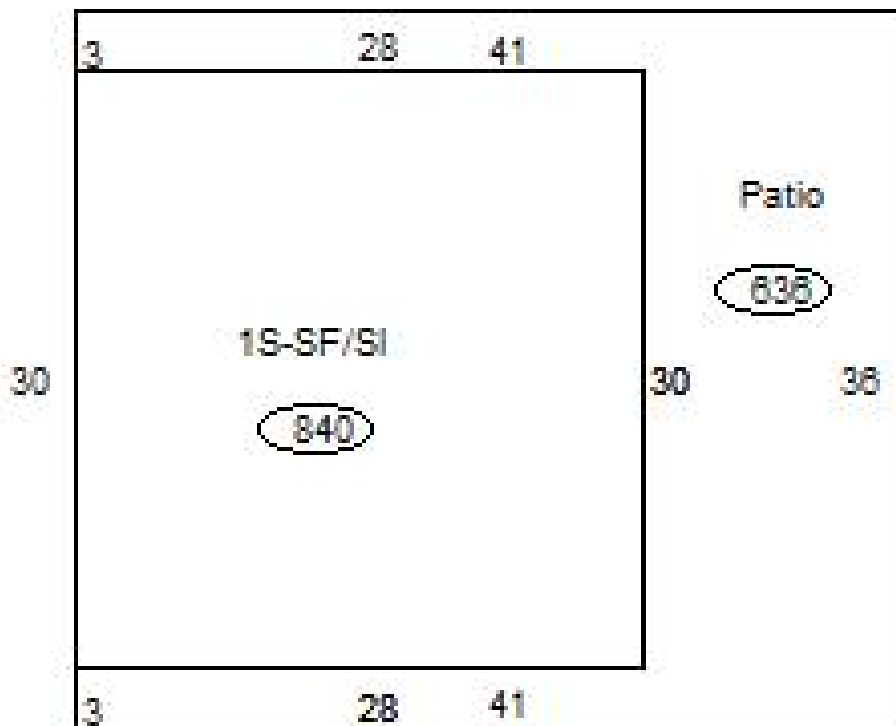
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Sketch Image

300006863



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	840	1.000	840
2	M	PATO		20	Patio	636	1.000	636
<b>Total Building Area</b>						840		840



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x12		Formed Metal	1,200
	Qual 3	Cond 3	Year 2023	Eff Age 3		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.61 x 1,200)	31,932	31,932	1,597	30,335
	MGWH	Worker Housing (Bunk House)	22x20x8	Base	Galvanized Metal	440
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		Warm & Cooled Air	Total Area 200			1,202
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (43.62 x 440)	19,193	20,395	16,316	4,079
	SHDS	Shed - Small	30x30x8		Galvanized Metal	900
	Qual 3	Cond 3	Year 1970	Eff Age 56		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (17.53 x 900)	15,777	15,777	12,622	3,155