



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:29
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Assessment Data				Primary Image						
Account	300006865									
Parcel ID	4001-00-004-007-0-001-00									
Cadastral ID	4001-004-007-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	4							
Tax Area	204 - 1T-2-ROSSTON-C									
Name ID	15668									
ROSSTON, TOWN OF										
101 BEAVER ST ROSSTON OK 73855-0000										
Parcel Location										
Situs	ADAMS ST									
Subdivision	ROSSTON ORIGINAL									
Lot/Block	0007 / 0004	Parcel Size	1 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	400100 - ROSSTON/MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.81277602 -99.93535971				LOT 4/7/2025						
ROSS ORIG BLOCK 4 LOT 7				Building Permits						
				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	175	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	175	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2024	2024-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2023	2023-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2022	2022-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2021	2021-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2020	2020-300006865	ROSSTON, TOWN OF	204	175	0		.00			
2019	2019-0006865	ROSSTON, TOWN OF	204	175			.00			
2018	2018-0006865	ROSSTON, TOWN OF	204	175			.00			
2017	2017-0006865	ROSSTON, TOWN OF	204	175			.00			
2016	2016-0006865	COUNTY	204	175			.00			
2015	2015-0006865	COUNTY	204	175			.00			
2014	2014-0006865	COUNTY	204	175			.00			
2013	2013-0006865	COUNTY	204	175			.00			



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 175</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 2,500.00 x .07 = 175</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 175</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 175</p> <p>Cost Approach Value 175</p>	<p>Image Information</p> <p>Image ID 32371</p> <p>Image Date 4/7/2025</p> <p>Name 001.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 175</p> <p>Total Appraised Value 175</p>