



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:31
 Page 1

Assessment Data	Primary Image
Account 300006867 Parcel ID 4001-00-004-016-0-001-00 Cadastral ID 4001-004-016-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 4 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15670 TOWN OF ROSSTON	<p>4001-00-004-017-0-001-00 ACCT # 6868 06/15/22</p> <p>Firestation 2022 6/17/2022</p>

RT 1 BOX 65-A
 ROSSTON OK 73855-0000

Parcel Location

Situs BEAVER ST
Subdivision ROSSTON ORIGINAL
Lot/Block 0016 / 0004 **Parcel Size** 9 - Lots
Sec/Twn/Rng / / /
Neighborhood 400100 - ROSSTON/MULTI
School District 1-LAVERN - 1-LAVERNE

Legal Description	Lat/Long: 36.71025356 -99.54899936	Building Permits										
ROSS ORIG BLOCK 4 LOTS 16 THROUGH 24		<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								

Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>TOWN OF ROSSTON</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	TOWN OF ROSSTON			
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	TOWN OF ROSSTON																				

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	Land Value	3,157	0	12%	0	Assessed	0	0.00
Year Frozen	Improvements	180,595	0		0	Penalty	0	
Uncapped Value	0 Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0 Total Value	183,752	0		0	Total Taxable	0	0.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006867	TOWN OF ROSSTON	204	183,752	0		.00
2024	2024-300006867	TOWN OF ROSSTON	204	212,077	0		.00
2023	2023-300006867	TOWN OF ROSSTON	204	218,314	0		.00
2022	2022-300006867	TOWN OF ROSSTON	204	1,715	0		.00
2021	2021-300006867	TOWN OF ROSSTON	204	245	0		.00
2020	2020-300006867	TOWN OF ROSSTON	204	245	0		.00
2019	2019-0006867	TOWN OF ROSSTON	204	245			.00
2018	2018-0006867	TOWN OF ROSSTON	204	245			.00
2017	2017-0006867	TOWN OF ROSSTON	204	245			.00
2016	2016-0006867	BERENDS, GLADYS P.	204	245		25	1.00
2015	2015-0006867	BERENDS, GLADYS P.	204	245		24	1.00
2014	2014-0006867	BERENDS, GLADYS P.	204	245		23	1.00
2013	2013-0006867	BERENDS, GLADYS P.	204	245		22	1.00



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 19 ROSSTON COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 31,573.00 x .10 = 3,157</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,157</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 4,300</p> <p>Total Base Value 390,741</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 390,741</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 156,296</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 156,296</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 11,702</p> <p>Total Improvement Value 167,998</p> <p>Land Value 3,157</p> <p>Cost Approach Value 171,155 39.80/SqFt</p>	<p>Image Information</p> <p>Image ID 19817</p> <p>Image Date 6/17/2022</p> <p>Name 6868_1.JPG</p> <p>Description Firestation 2022</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 11,702</p> <p>Land Value 3,157</p> <p>Total Appraised Value 171,155 39.80/SqFt</p>



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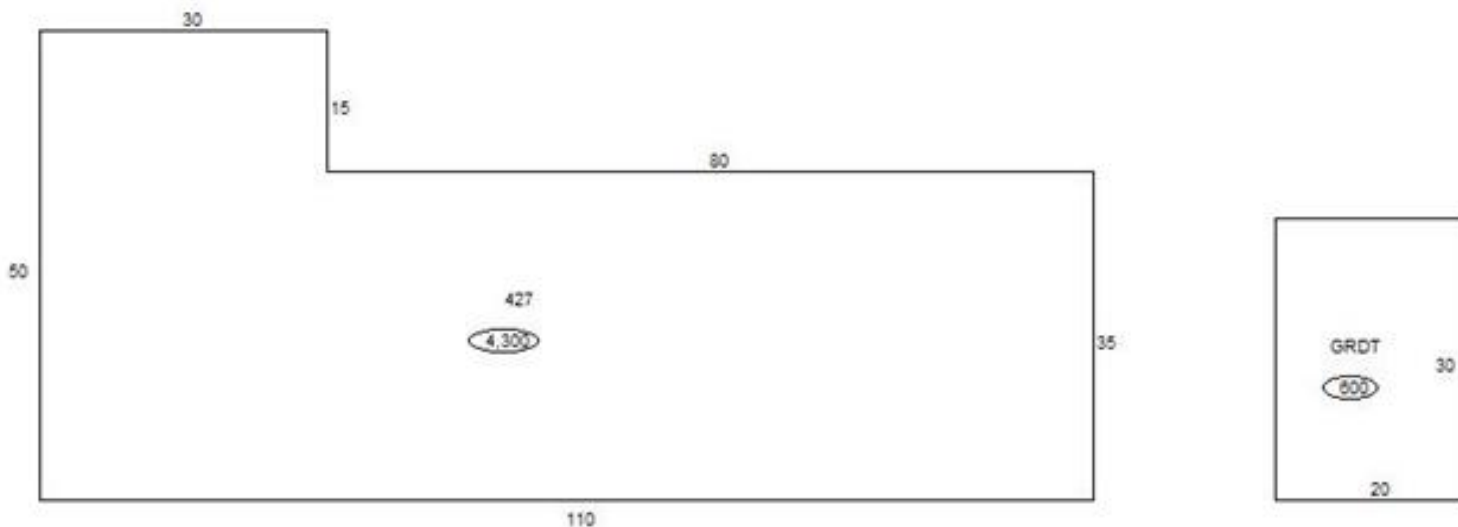
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Sketch Image

300006867



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	427		20	427	4,300	1.000	4,300
2	O	GRDT		20	GRDT	600	1.000	600
Total Building Area						4,300		4,300



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Account 300006867
Parcel ID 4001-00-004-016-0-001-00
Cadastral ID 4001-004-016-00-0-001-00

Tax Area Code 204
Property Class E
Owners Name TOWN OF ROSSTON

Building Data

Building ID 394
Building Sequence 1
Occupancy 1 427 Fire Station (Volunteer) 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,300
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 2004
Effective Age 22
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 52.17
Wall Cost 18.57
HVAC Cost 20.13
Basement Cost 0.00
Total Base Cost 90.87
Total Area 4,300
Base RCN 390,741
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 390,741
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (234,445)
Total RCNLD 156,296
Lump Sums
Total Building Value 156,296 \$ 36.35 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x20x14	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2004	Eff Age 22		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (33.98 x 600)		20,388	10,398	9,990
	PACN	Paving - Concrete	110x20x0			2,200
	Qual 3	Cond 3	Year 2004	Eff Age 22		
			0			
			0			
			0			
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.89 x 2,200)		8,558	6,846	1,712
Total Site Improvement Value						11,702