




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006875 Parcel ID 4001-00-005-007-0-001-00 Cadastral ID 4001-005-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15673 BRYANT, STANLEY & GARY BRYANT 2730 N.W. 34TH ST OKLAHOMA CITY OK 73112-0000 Parcel Location Situs BEAVER ST Subdivision ROSSTON ORIGINAL Lot/Block 0007 / 0005 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.80839501 -99.99453102																																																																																																																									
Building Permits					LOT 4/7/2025																																																																																																																				
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	150 x 140	
Lot Count		
Units Buildable	1470	
Non-Ag Acres		
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

LOT 4/7/2025

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			
Lot Value	1,470		
Indicated Value	1,470	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,470	0.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,470
Total Area	x	Indicated Value	= 1,470
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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