



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006878													
Parcel ID	4010-00-002-001-0-001-00													
Cadastral ID	4010-002-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	204 - 1T-2-ROSSTON-C													
Name ID	15676													
SAKODA, FUMIKO														
277 4TH ST. ROSSTON OK 73855-0000														
Parcel Location														
Situs	00277 FOURTH ST													
Subdivision	ROSS ADDN													
Lot/Block	0001 / 0002	Parcel Size 6 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	400100 - ROSSTON/MULTI													
School District	1-LAVERN - 1-LAVERNE													
1 6/16/2022														
Legal Description Lat/Long: 36.81500390 -99.93260911														
ROSS ADD BLOCK 2LOTS 1-2-3-4;E 13' OF 5 LOT E 13' OF N 73' OF 20;N 73'OF LOTS 21-22-23-24 BOOK 576 PAGE 123														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					576/123	GLOVER, SYBLE M.	08/14/2002	29,000	MQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	1,688	1,688	12%	203	Assessed	3,964	266.34					
Year Frozen		Improvements	1,893	540		65	Penalty	0						
Uncapped Value	0	Mobile Home	32,908	30,798		3,696	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	36,489	33,026		3,964	Total Taxable	2,964	199.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006878	SAKODA, FUMIKO	204	36,489	1000	2,849	191.00							
2024	2024-300006878	SAKODA, FUMIKO	204	38,387	1000	2,735	182.00							
2023	2023-300006878	SAKODA, FUMIKO	204	34,029	1000	2,627	176.00							
2022	2022-300006878	SAKODA, FUMIKO	204	30,568	1000	2,522	171.00							
2021	2021-300006878	SAKODA, FUMIKO	204	30,568	1000	2,419	167.00							
2020	2020-300006878	SAKODA, FUMIKO	204	30,568	1000	2,319	157.00							
2019	2019-0006878	SAKODA, FUMIKO	204	30,568		2,223	133.00							
2018	2018-0006878	SAKODA, FUMIKO	204	32,027		2,129	127.00							
2017	2017-0006878	SAKODA, FUMIKO	204	31,797		2,038	122.00							
2016	2016-0006878	SAKODA, FUMIKO	204	28,421		1,950	116.00							
2015	2015-0006878	SAKODA, FUMIKO	204	23,865		1,864	111.00							
2014	2014-0006878	SAKODA, FUMIKO	204	20,580		1,470	88.00							
2013	2013-0006878	SAKODA, FUMIKO	204	20,623		1,475	88.00							



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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	Square-Foot
Base Lot Value	24,121.00 x .07 = 1,688
Factor Value	
Adjustments	
Lot Value	1,688



1 6/16/2022

Residential Data	
Type	6 Mobile Home 30 x 27
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,296 / 1,296
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 39

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	30,561	
Lot Value	1,688	
Indicated Value	32,249	24.88 Per SqFt
Agland Value		
Site Improvements	1,896	
Total Value	34,145	26.35 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	49.63	Total Misc Impr	+ 4,839
Roofing Adj	+ 2.30	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 84,893
Heat/Cool Adj	+ 2.85	Depreciation (64%)	- 54,332
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,561
Adj Base Cost	= 61.77	Lot Value	+ 1,688
Total Area	x 1,296	Indicated Value	= 32,249
Adjusted Cost	= 80,054	Value Per SqFt	24.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8481	22x4		88	13.70		1,206
WODC	Wood Deck - Covered	8482	11x8		88	41.28		3,633



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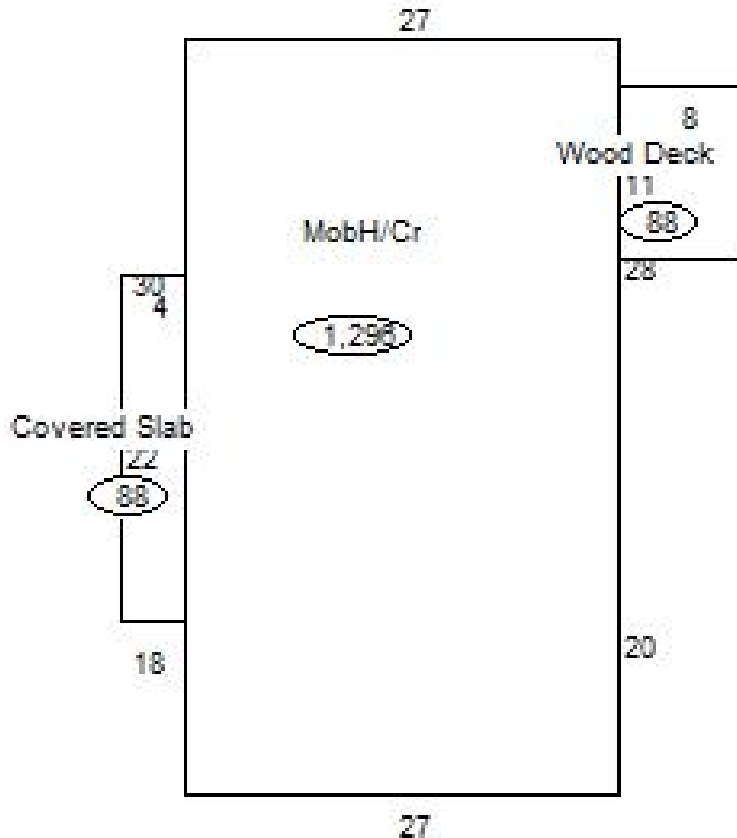
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,296	1.000	1,296
2	M	PRCH		20	Covered Slab	88	1.000	88
3	M	WODC		20	Wood Deck	88	1.000	88
Total Building Area						1,296		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving CONCRETE DRIVE	22x24x0			528
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.16 x 528)		2,196		2,196	1,757	439
	PACN	Paving - Concrete	10x4x0			40
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.93 x 40)		317		317	254	63
	SHDS	Garage - Detached	12x24x8		Formed Metal	288
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
Base Cost (18.87 x 288)		5,435		5,435	4,348	1,087
	CKCP	Chicken Coop	12x24x8		Galvanized Metal	288
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
Base Cost (5.33 x 288)		1,535		1,535	1,228	307