



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:37
 Page 1

Assessment Data					Primary Image																								
Account	300006881				<p>4010-00-003-013-0-001-00_001.JPG 4/12/2023</p>																								
Parcel ID	4010-00-003-013-0-001-00																												
Cadastral ID	4010-003-013-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UA	VI Area 1																											
Tax Area	204 - 1T-2-ROSSTON-C																												
Name ID	25261																												
MCATEE, JARRETT WADE																													
17850 E 15 ROAD #85 ROSSTON OK 73855-																													
Parcel Location																													
Situs	SECOND ST																												
Subdivision	ROSS ADDN																												
Lot/Block	0013 / 0003	Parcel Size .642 - Acres																											
Sec/Twn/Rng	/ / /																												
Neighborhood	400100 - ROSSTON/MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
Legal Description Lat/Long: 36.81160640 -99.93604711																													
Building Permits																													
ROSS ADD BLOCK 3 LOTS 13 THRU 20 BOOK 774 PAGE 262																													
<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																				
Number	Description	Opened	Closed	Amount																									
Exemptions																													
Code	Type	Active	Maximum	Exemption																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
774/262	VAN HORN, RACHEL	02/27/2023	40,000	Q																									
773/187	VAN HORN, BOYD L.	12/21/2022	0	04																									
758/233	BA RAY ENTERPRISES, INC.	03/04/2021	45,000	MQ																									
627/8	ERICKSON, RYAN L.	07/06/2007	29,500	MU																									
541/812	WITCHEY, FLOYD D.	12/29/1998	0	PQ																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap	2024	Land Value	482	482	12%	58	Assessed	58 3.90																					
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	482	482		58	Total Taxable	58 4.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300006881	MCATEE, JARRETT WADE	204	482	0	58	4.00																						
2024	2024-300006881	MCATEE, JARRETT WADE	204	482	0	58	4.00																						
2023	2023-300006881	MCATEE, JARRETT WADE	204	480	0	58	4.00																						
2022	2022-300006881	VAN HORN, BOYD L.	204	480	0	58	4.00																						
2021	2021-300006881	VAN HORN, BOYD L.	204	480	0	58	4.00																						
2020	2020-300006881	BA RAY ENTERPRISES, INC.	204	480	0	58	4.00																						
2019	2019-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2018	2018-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2017	2017-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2016	2016-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2015	2015-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2014	2014-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						
2013	2013-0006881	BA RAY ENTERPRISES, INC.	204	480		58	3.00																						



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 Page 2

Lot Data		Acre - TRACTS & ACREAGE		Primary Image				
Lot Size				<p>4010-00-003-013-0-001-00_001.JPG 4/12/2023</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0.642							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	.64 x 750.78 = 482							
Factor Value								
Adjustments								
Lot Value	482							
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	/							
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	482				
Total Area	x	Indicated Value	=	482				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

4010-00-003-013-0-001-00 04/11/23

4010-00-003-013-0-001-00_001.JPG 4/12/2023

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	482
Indicated Value	482
Agland Value	0.00 Per SqFt
Site Improvements	
Total Value	482 0.00 Total Value Per SqFt