



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 300006886 Parcel ID 4010-00-003-027-0-001-00 Cadastral ID 4010-003-027-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15664 RASCON, URIEL P O BOX 1103 LAVERNE OK 73848-0000 Parcel Location Situs FOURTH ST Subdivision ROSS ADDN Lot/Block 0027 / 0003 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					<p>4010-00-003-027-0-001-00 ACCT # 6886 06/15/22</p> <p>1 6/16/2022</p>																																																	
Legal Description Lat/Long: 36.81691676 -99.93865290					Building Permits																																																	
ROSS ADD BLOCK 3 LOTS ALL OF LOT 25 & 26 LOTS 27-28					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					746/205	TECUN, MANUEL TIRIQUIZ	07/24/2019	5,000	16																																													
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					707/744	BEUTTENMULLER, ALLEN R.	04/28/2015	3,000	16																																													
					664/262	EHRET, JOHN T. AND	11/02/2010	4,000	16																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 980</td> <td>541</td> <td>12%</td> <td>65</td> <td>Assessed</td> <td>1,370</td> <td>92.05</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 14,003</td> <td>10,876</td> <td> </td> <td>1,305</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 14,983</td> <td>11,417</td> <td> </td> <td>1,370</td> <td>Total Taxable</td> <td>1,370</td> <td>92.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2020	Land Value 980	541	12%	65	Assessed	1,370	92.05	Year Frozen		Improvements 14,003	10,876		1,305	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 14,983	11,417		1,370	Total Taxable	1,370	92.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006886	RASCON, URIEL	204	14,983	0	1,305	88.00																																															
2024	2024-300006886	RASCON, URIEL	204	13,623	0	1,243	83.00																																															
2023	2023-300006886	RASCON, URIEL	204	12,337	0	1,184	80.00																																															
2022	2022-300006886	RASCON, URIEL	204	9,395	0	1,128	76.00																																															
2021	2021-300006886	RASCON, URIEL	204	9,395	0	1,128	78.00																																															
2020	2020-300006886	RASCON, URIEL	204	9,395	0	1,128	76.00																																															
2019	2019-0006886	RASCON, URIEL	204	9,395		639	38.00																																															
2018	2018-0006886	TECUN, MANUEL TIRIQUIZ	204	7,605		397	24.00																																															
2017	2017-0006886	TECUN, MANUEL TIRIQUIZ	204	7,605		378	23.00																																															
2016	2016-0006886	TECUN, MANUEL TIRIQUIZ	204	3,000		360	21.00																																															
2015	2015-0006886	TECUN, MANUEL TIRIQUIZ	204	7,848		800	48.00																																															
2014	2014-0006886	BEUTTENMULLER, ALLEN R.	204	6,980		614	37.00																																															
2013	2013-0006886	BEUTTENMULLER, ALLEN R.	204	9,603		585	35.00																																															



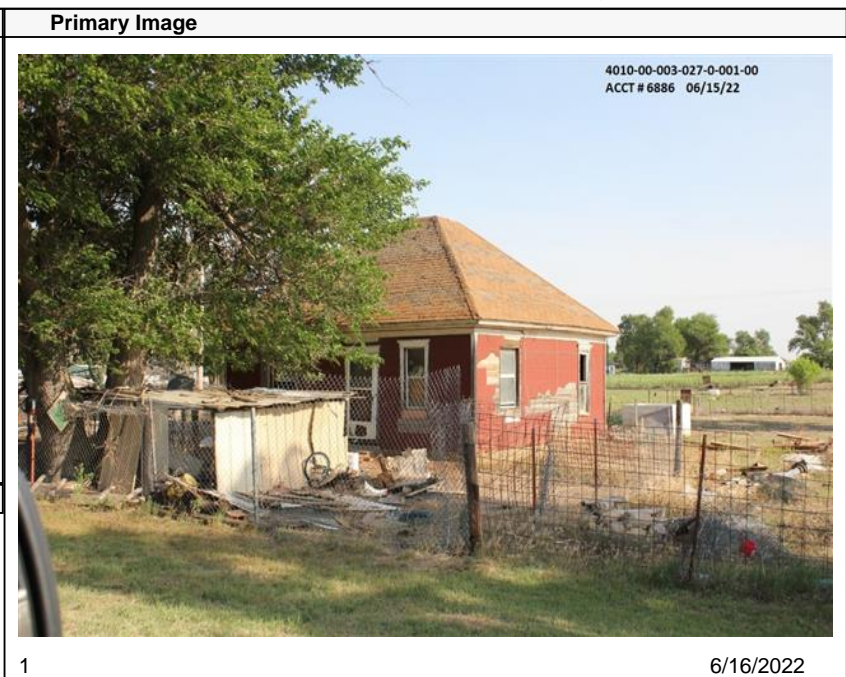
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Lot Data		Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size	50 x 140		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	13,997.00 x .07 = 980		
Factor Value			
Adjustments			
Lot Value	980		



1 6/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	576 / 576
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	104.74	Total Misc Impr	+ 0
Roofing Adj	+ 4.96	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 70,554
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 56,443
Plumbing Adj	+ 11.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,111
Adj Base Cost	= 122.49	Lot Value	+ 980
Total Area	x 576	Indicated Value	= 15,091
Adjusted Cost	= 70,554	Value Per SqFt	26.20

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	14,111		
Lot Value	980		
Indicated Value	15,091	26.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	15,091	26.20	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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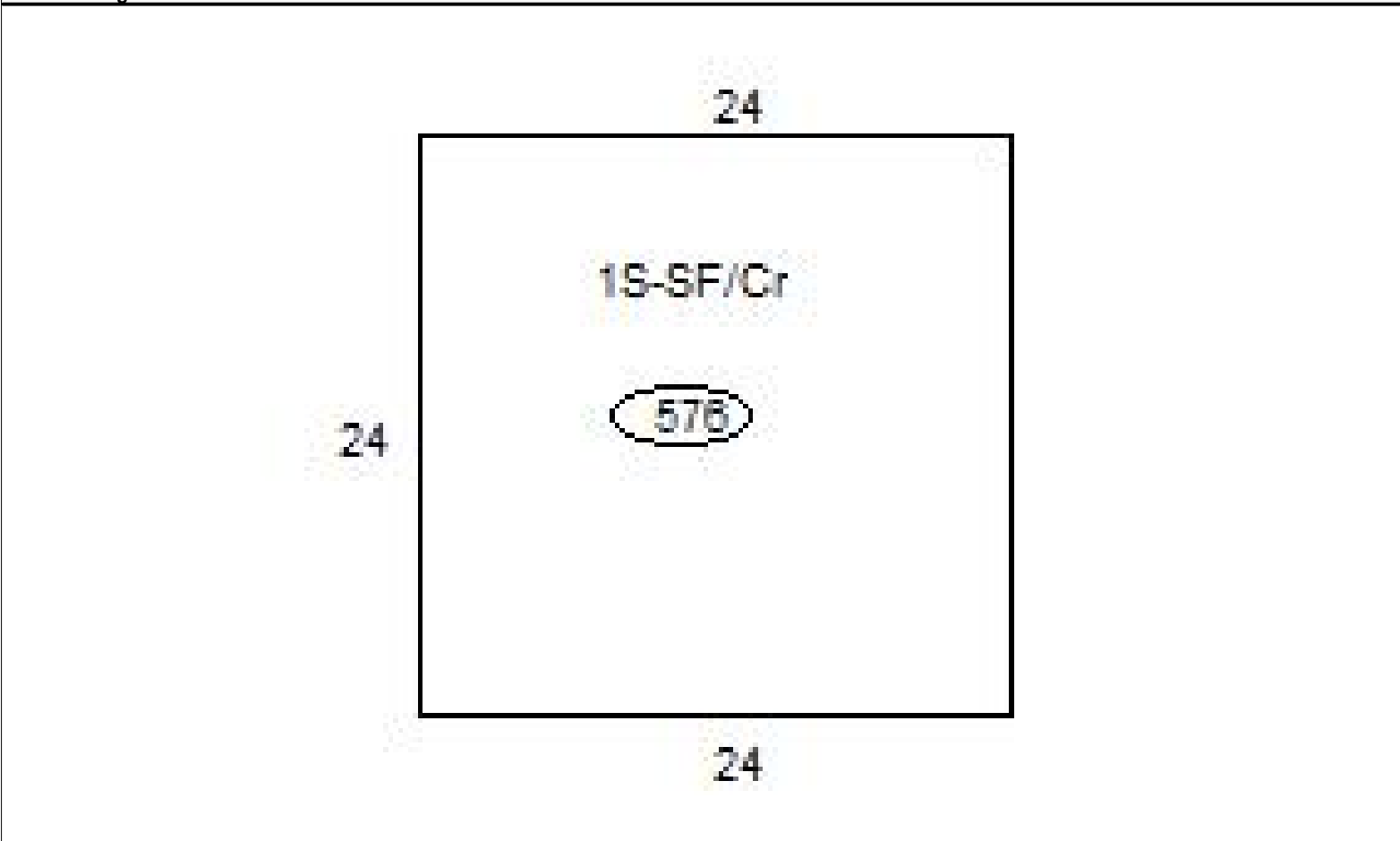
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Sketch Image

300006886



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	576	1.000	576
Total Building Area						576		576