



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:42
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Assessment Data				Primary Image					
Account	300006890								
Parcel ID	4010-00-005-012-0-001-00								
Cadastral ID	4010-005-012-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area	4						
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15677								
MODERN WOODSMAN OF AMERICA									
LODGE									
ROSSTON	OK 73855-0000								
Parcel Location				1 6/16/2022					
Situs	BEAVER ST								
Subdivision	ROSS ADDN								
Lot/Block	0012 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description				Building Permits					
Lat/Long: 36.82885582 -99.96741467									
ROSS ADD BLOCK 5 LOT 12									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	245	0	12%	0	Assessed	0	0.00
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	245	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2024	2024-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2023	2023-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2022	2022-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2021	2021-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2020	2020-300006890	MODERN WOODSMAN OF AMERICA	204	245	0		.00		
2019	2019-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2018	2018-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2017	2017-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2016	2016-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2015	2015-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2014	2014-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		
2013	2013-0006890	MODERN WOODSMAN OF AMERICA	204	245			.00		



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Lot Data		Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size		25	x 140
Lot Count			
Units Buildable		245	
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value		3,500.00	x .07 = 245
Factor Value			
Adjustments			
Lot Value		245	



1 6/16/2022

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	/

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	245
Indicated Value	245 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	245 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	+ 245
Total Area	x	Indicated Value	= 245
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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