



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006894 <b>Parcel ID</b> 4010-00-006-007-0-001-00 <b>Cadastral ID</b> 4010-006-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15681 BATMAN, SCOTTIE HENRY II & EVA JO BATMAN 504 4TH ST RT 1 BOX 60-A ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 00504 FOURTH ST <b>Subdivision</b> ROSS ADDN <b>Lot/Block</b> 0007 / 0006 <b>Parcel Size</b> 6 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>4010-00-006-007-0-001-00_003.JPG 4/12/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.82739204 -99.95943570																																																																																																																									
<b>Legal Description</b> ROSS ADD BLOCK 6 LOTS 7 THRU 12					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size	150	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	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,974 / 1,974
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	338 Carport - Gable Roof
Remodel	
Year/Eff Age	1935 / 109

4010-00-006-007-0-001-00\_003.JPG 4/12/2023

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	68.99	Total Misc Impr	+ 4,886
Roofing Adj	+ 3.12	Garage Cost	+ 1,879
Subfloor Adj	+ 1.85	Total RCN	= 160,737
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 128,590
Plumbing Adj	+ 2.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,147
Adj Base Cost	= 78.00	Lot Value	+ 1,470
Total Area	x 1,974	Indicated Value	= 33,617
Adjusted Cost	= 153,972	Value Per SqFt	17.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,147		
Lot Value	1,470		
Indicated Value	33,617	17.03	Per SqFt
Agland Value			
Site Improvements	12,333		
Total Value	45,950	23.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8833	10x8		80	17.93		1,434
PRCH	Slab Porch - Covered	8834	14x14		196	17.61		3,452



Harper

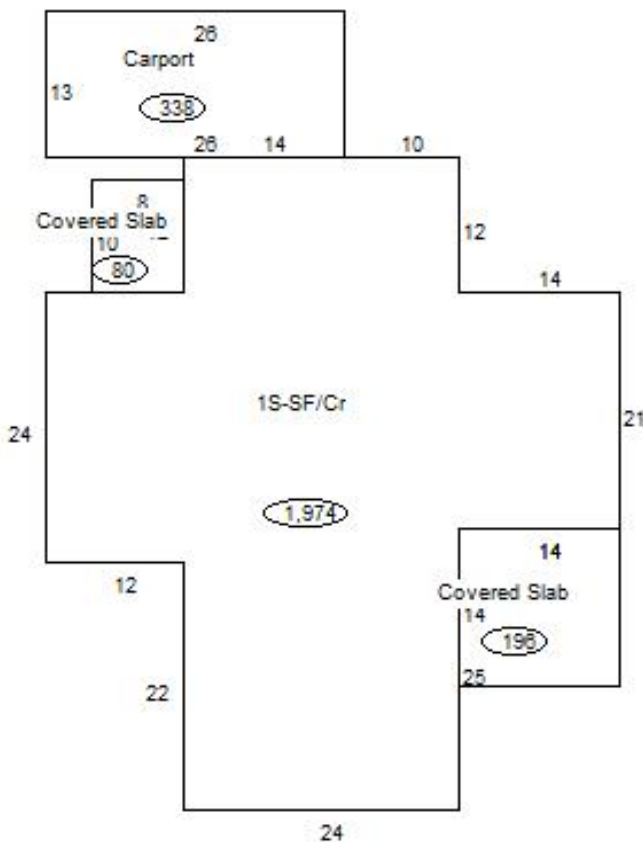
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		20	Carport	338	1.000	338
2	R	1	Crawl	20	1S-SF/Cr	1,974	1.000	1,974
3	M	PRCH		20	Covered Slab	80	1.000	80
4	M	PRCH		20	Covered Slab	196	1.000	196
<b>Total Building Area</b>						1,974		1,974



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x20x8		Formed Metal	400	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (8.04 x 400)		3,216		3,216	2,573	643
	HAYS	Hay Shed Open Sides	12x4x8		Formed Metal	48	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (8.51 x 48)		408		408	249	159
	LNTO	Lean To - Attached	12x8x8		Formed Metal	96	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.98 x 96)		670		670	536	134
	UTIL	Utility Building GARAGE	42x24x8		Composition Shingle	1,008	
	Qual	3	Cond 3	Year 1993	Eff Age 33		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (26.77 x 1,008)		26,984		26,984	15,921	11,063
	PACN	Paving - Concrete	20x20x0			400	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 400)		1,668		1,668	1,334	334