




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:46
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006895 Parcel ID 4010-00-006-013-0-001-00 Cadastral ID 4010-006-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15682 OLMSTEAD, KARLINDA 608 E BRULE BUFFALO OK 73834-0000 Parcel Location Situs WHITE ST Subdivision ROSS ADDN Lot/Block 0013 / 0006 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					 <p>4010-00-006-013-0-001-00 04/11/23</p> <p>4010-00-006-013-0-001-00_003.JPG 4/12/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.82294527 -99.94026294																																																																																																																									
Legal Description ROSS ADD BLOCK 6 LOTS 13 THRU 18					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>512/598</td> <td>KOCH, JOHN C., TRUSTEE</td> <td>01/01/1995</td> <td>9,500</td> <td>MQ</td> </tr> <tr> <td>/</td> <td>OLMSTEAD, KARLINDA</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	512/598	KOCH, JOHN C., TRUSTEE	01/01/1995	9,500	MQ	/	OLMSTEAD, KARLINDA																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
512/598	KOCH, JOHN C., TRUSTEE	01/01/1995	9,500	MQ																																																																																																																					
/	OLMSTEAD, KARLINDA																																																																																																																								
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></td> <td>Land Value 1,470</td> <td>1,470</td> <td>12%</td> <td>176</td> <td>Assessed</td> <td>2,662</td> <td>178.86</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 20,930</td> <td>20,719</td> <td></td> <td>2,486</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 22,400</td> <td>22,189</td> <td></td> <td>2,662</td> <td>Total Taxable</td> <td>2,662</td> <td>179.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 1,470	1,470	12%	176	Assessed	2,662	178.86	Year Frozen		Improvements 20,930	20,719		2,486	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 22,400	22,189		2,662	Total Taxable	2,662	179.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		Land Value 1,470	1,470	12%	176	Assessed	2,662	178.86																																																																																																																	
Year Frozen		Improvements 20,930	20,719		2,486	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 22,400	22,189		2,662	Total Taxable	2,662	179.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>22,400</td><td>0</td><td>2,536</td><td>170.00</td></tr> <tr><td>2024</td><td>2024-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>24,057</td><td>0</td><td>2,415</td><td>161.00</td></tr> <tr><td>2023</td><td>2023-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,169</td><td>0</td><td>2,300</td><td>154.00</td></tr> <tr><td>2022</td><td>2022-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,169</td><td>0</td><td>2,300</td><td>156.00</td></tr> <tr><td>2021</td><td>2021-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,169</td><td>0</td><td>2,300</td><td>159.00</td></tr> <tr><td>2020</td><td>2020-300006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,169</td><td>0</td><td>2,279</td><td>154.00</td></tr> <tr><td>2019</td><td>2019-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,480</td><td></td><td>2,171</td><td>130.00</td></tr> <tr><td>2018</td><td>2018-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,480</td><td></td><td>2,067</td><td>123.00</td></tr> <tr><td>2017</td><td>2017-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,480</td><td></td><td>1,970</td><td>118.00</td></tr> <tr><td>2016</td><td>2016-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,480</td><td></td><td>1,875</td><td>112.00</td></tr> <tr><td>2015</td><td>2015-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,279</td><td></td><td>1,786</td><td>107.00</td></tr> <tr><td>2014</td><td>2014-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,279</td><td></td><td>1,701</td><td>102.00</td></tr> <tr><td>2013</td><td>2013-0006895</td><td>OLMSTEAD, KARLINDA</td><td>204</td><td>19,217</td><td></td><td>1,620</td><td>97.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006895	OLMSTEAD, KARLINDA	204	22,400	0	2,536	170.00	2024	2024-300006895	OLMSTEAD, KARLINDA	204	24,057	0	2,415	161.00	2023	2023-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	154.00	2022	2022-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	156.00	2021	2021-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	159.00	2020	2020-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,279	154.00	2019	2019-0006895	OLMSTEAD, KARLINDA	204	19,480		2,171	130.00	2018	2018-0006895	OLMSTEAD, KARLINDA	204	19,480		2,067	123.00	2017	2017-0006895	OLMSTEAD, KARLINDA	204	19,480		1,970	118.00	2016	2016-0006895	OLMSTEAD, KARLINDA	204	19,480		1,875	112.00	2015	2015-0006895	OLMSTEAD, KARLINDA	204	19,279		1,786	107.00	2014	2014-0006895	OLMSTEAD, KARLINDA	204	19,279		1,701	102.00	2013	2013-0006895	OLMSTEAD, KARLINDA	204	19,217		1,620	97.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006895	OLMSTEAD, KARLINDA	204	22,400	0	2,536	170.00																																																																																																																		
2024	2024-300006895	OLMSTEAD, KARLINDA	204	24,057	0	2,415	161.00																																																																																																																		
2023	2023-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	154.00																																																																																																																		
2022	2022-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	156.00																																																																																																																		
2021	2021-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,300	159.00																																																																																																																		
2020	2020-300006895	OLMSTEAD, KARLINDA	204	19,169	0	2,279	154.00																																																																																																																		
2019	2019-0006895	OLMSTEAD, KARLINDA	204	19,480		2,171	130.00																																																																																																																		
2018	2018-0006895	OLMSTEAD, KARLINDA	204	19,480		2,067	123.00																																																																																																																		
2017	2017-0006895	OLMSTEAD, KARLINDA	204	19,480		1,970	118.00																																																																																																																		
2016	2016-0006895	OLMSTEAD, KARLINDA	204	19,480		1,875	112.00																																																																																																																		
2015	2015-0006895	OLMSTEAD, KARLINDA	204	19,279		1,786	107.00																																																																																																																		
2014	2014-0006895	OLMSTEAD, KARLINDA	204	19,279		1,701	102.00																																																																																																																		
2013	2013-0006895	OLMSTEAD, KARLINDA	204	19,217		1,620	97.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:46
 Page 2

Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	150 x 140	<p>4010-00-006-013-0-001-00_003.JPG 4/12/2023</p>
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	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	0
Year/Eff Age	1940 / 86

Cost Approach		Manual :	
Base Cost	88.30	Total Misc Impr	+ 19,658
Roofing Adj	+ 4.70	Garage Cost	+ 0
Subfloor Adj	+ 2.34	Total RCN	= 94,509
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 75,607
Plumbing Adj	+ 7.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,902
Adj Base Cost	= 103.96	Lot Value	+ 1,470
Total Area	x 720	Indicated Value	= 20,372
Adjusted Cost	= 74,851	Value Per SqFt	28.29

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	18,902		
Lot Value	1,470		
Indicated Value	20,372	28.29	Per SqFt
Agland Value			
Site Improvements	2,063		
Total Value	22,435	31.16	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	7300	300		300	45.59		13,677
RSPC	Raised Slab Porch - Covered	7302	24x8		192	31.15		5,981



Harper

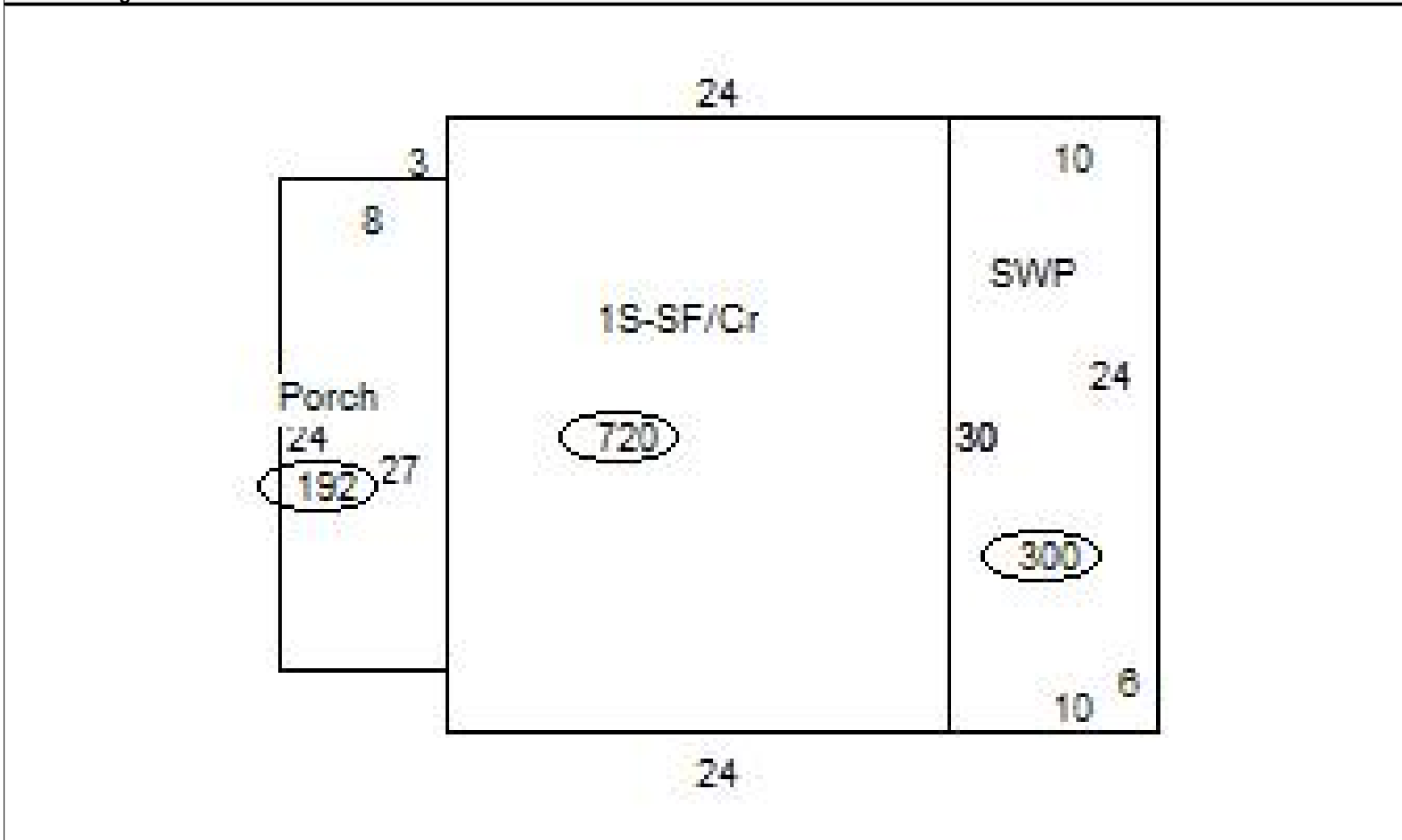
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:46
 Page 3

Sketch Image

300006895



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	300	1.000	300
2	R	1	Crawl	20	1S-SF/Cr	720	1.000	720
3	M	RSPC		20	Porch	192	1.000	192
Total Building Area						720		720



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:28:46
Page 4

300006895

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - GARAGE	35x15x8		Composition Shingle	525	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 525)		9,088		9,088	7,270	1,818
	CPAT	Carport - Attached	14x10x8		Composition Shingle	140	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.76 x 140)		1,226		1,226	981	245