



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	300006897																																																																																																																								
Parcel ID	4010-00-007-001-0-001-00																																																																																																																								
Cadastral ID	4010-007-001-00-0-001-00																																																																																																																								
Property Type	REAL - Real Property																																																																																																																								
Property Class	UR	VI Area	1																																																																																																																						
Tax Area	204 - 1T-2-ROSSTON-C																																																																																																																								
Name ID	25360																																																																																																																								
HARRIS, BERNADINE																																																																																																																									
348 WHITE STREET ROSSTON OK 73855-																																																																																																																									
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Situs	00470 WHITE ST																																																																																																																								
Subdivision	ROSS ADDN																																																																																																																								
Lot/Block	0001 / 0007	Parcel Size	6 - Lots																																																																																																																						
Sec/Twn/Rng	/ / /																																																																																																																								
Neighborhood	400100 - ROSSTON/MULTI																																																																																																																								
School District	1-LAVERN - 1-LAVERNE																																																																																																																								
Legal Description Lat/Long: 36.82700180 -99.96017535				4010-00-007-001-0-001-00_003.JPG 4/12/2023																																																																																																																					
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					773/249	VAN HORN, RACHEL N.	11/17/2022	58,000	21																																																																																																																
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	150 x 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	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,150 / 1,150
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	ROOF -
Year/Eff Age	1947 / 62

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	46,286	
Lot Value	1,470	
Indicated Value	47,756	41.53 Per SqFt
Agland Value		
Site Improvements	1,540	
Total Value	49,296	42.87 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.30	Total Misc Impr	+ 5,990
Roofing Adj	+ 5.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 125,096
Heat/Cool Adj	+ 1.73	Depreciation (63%)	- 78,810
Plumbing Adj	+ 5.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,286
Adj Base Cost	= 103.57	Lot Value	+ 1,470
Total Area	x 1,150	Indicated Value	= 47,756
Adjusted Cost	= 119,106	Value Per SqFt	41.53

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	7305	6x5		30	60.10		1,803
EPSW	Enclosed Porch - Solid Wall	7306	10x7		70	59.82		4,187



Harper

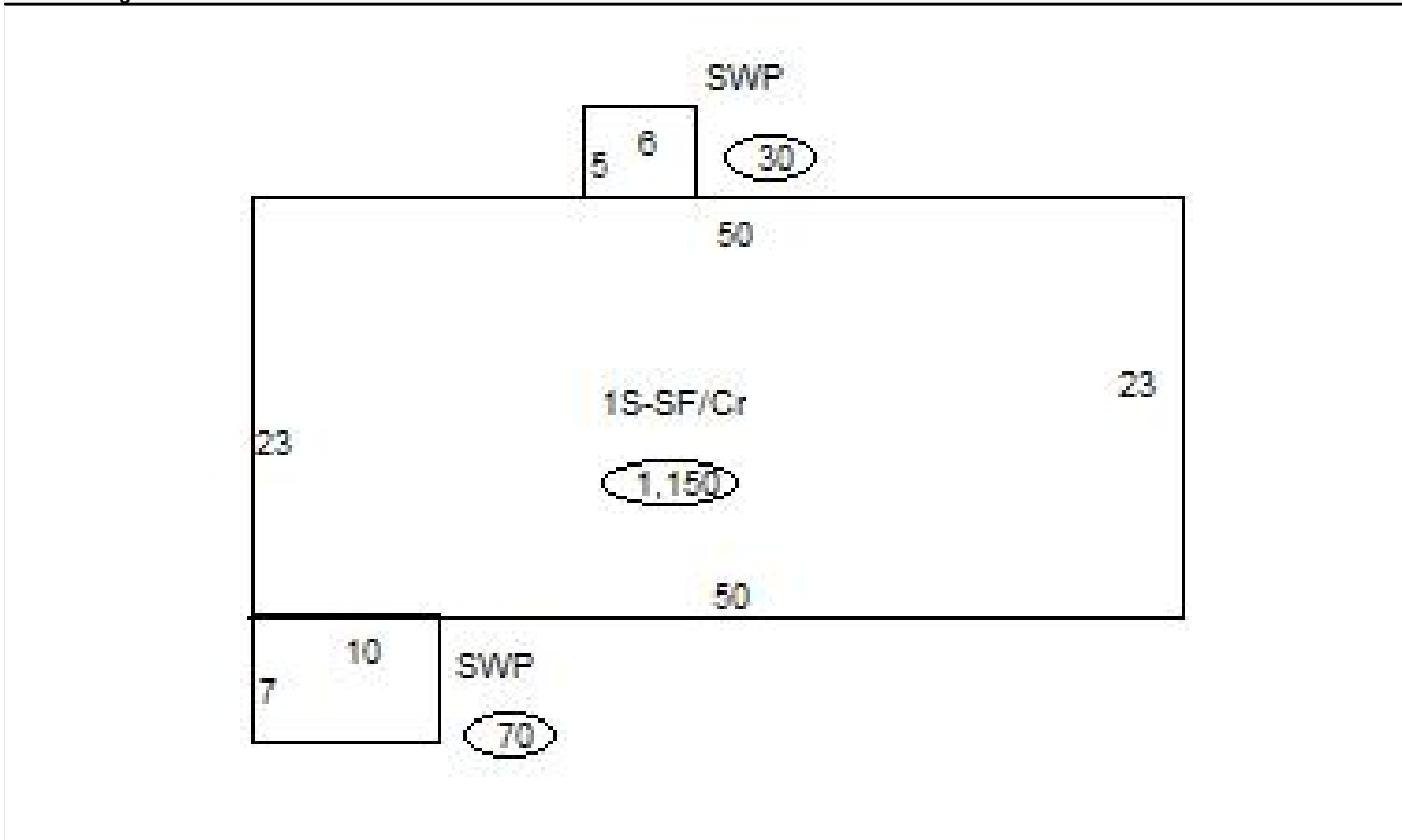
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	30	1.000	30
2	M	EPSW		20	SWP	70	1.000	70
3	R	1	Crawl	20	1S-SF/Cr	1,150	1.000	1,150
Total Building Area						1,150		1,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	14x10x6		Composition Shingle	140	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (21.96 x 140)		3,074		3,074	1,998	1,076
	SHDS	Yard Shed - Metal	8x6x6		Formed Metal	48	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (32.21 x 48)		1,546		1,546	1,082	464