



# 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	300006900													
Parcel ID	4010-00-008-005-0-001-00													
Cadastral ID	4010-008-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	204 - 1T-2-ROSSTON-C													
Name ID	15685													
HARRIS, BERNADINE AND JOHN HARRIS														
348 WHITE ST. ROSSTON OK 73855-0000														
Parcel Location														
Situs	00348 WHITE ST													
Subdivision	ROSS ADDN													
Lot/Block	0005 / 0008	Parcel Size	12 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	400100 - ROSSTON/MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.82877391 -99.77186241														
Building Permits														
ROSS ADD BLOCK 8 LOTS 1 THRU 12														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
574/172	HEAD, GEORGE E. ETUX	05/31/2002	58,000	MQ										
539/535	ENGLEMAN, RANDALL, ETUX	09/17/1998	26,000	MQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,940	2,940	12%	353	Assessed	5,938	398.97					
Year Frozen		Improvements	51,990	46,542		5,585	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	54,930	49,482		5,938	Total Taxable	4,938	332.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006900	HARRIS, BERNADINE AND	204	54,930	1000	4,765	320.00							
2024	2024-300006900	HARRIS, BERNADINE AND	204	57,883	1000	4,598	306.00							
2023	2023-300006900	HARRIS, BERNADINE AND	204	52,297	1000	4,434	298.00							
2022	2022-300006900	HARRIS, BERNADINE AND	204	43,966	1000	4,276	289.00							
2021	2021-300006900	HARRIS, BERNADINE AND	204	42,986	1000	4,158	287.00							
2020	2020-300006900	HARRIS, BERNADINE AND	204	42,986	1000	4,158	282.00							
2019	2019-0006900	HARRIS, BERNADINE AND	204	43,050		4,166	249.00							
2018	2018-0006900	HARRIS, BERNADINE AND	204	43,114		4,174	249.00							
2017	2017-0006900	HARRIS, BERNADINE AND	204	43,157		4,179	249.00							
2016	2016-0006900	HARRIS, BERNADINE AND	204	43,200		4,184	250.00							
2015	2015-0006900	HARRIS, BERNADINE AND	204	42,836		4,140	247.00							
2014	2014-0006900	HARRIS, BERNADINE AND	204	42,879		4,145	247.00							
2013	2013-0006900	HARRIS, BERNADINE AND	204	49,000		4,880	291.00							



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Lot Data	Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size	200	x 140
Lot Count	0	
Units Buildable	2940	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	42,000.00 x .07 = 2,940	
Factor Value		
Adjustments		
Lot Value	2,940	



1 6/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.75 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Plywood or Hardboard 5% Veneer, M
Base/Total Area	2,083 / 2,083
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

### 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	48,053		
Lot Value	2,940		
Indicated Value	50,993	24.48	Per SqFt
Agland Value			
Site Improvements	4,075		
Total Value	55,068	26.44	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.56	Total Misc Impr	+ 7,801
Roofing Adj	+ 5.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 240,264
Heat/Cool Adj	+ 13.12	Depreciation ( 80%)	- 192,211
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,053
Adj Base Cost	= 111.60	Lot Value	+ 2,940
Total Area	x 2,083	Indicated Value	= 50,993
Adjusted Cost	= 232,463	Value Per SqFt	24.48

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	2,281.71		2,282
PRCH	Slab Porch - Covered	7308	18x12		216	25.55		5,519



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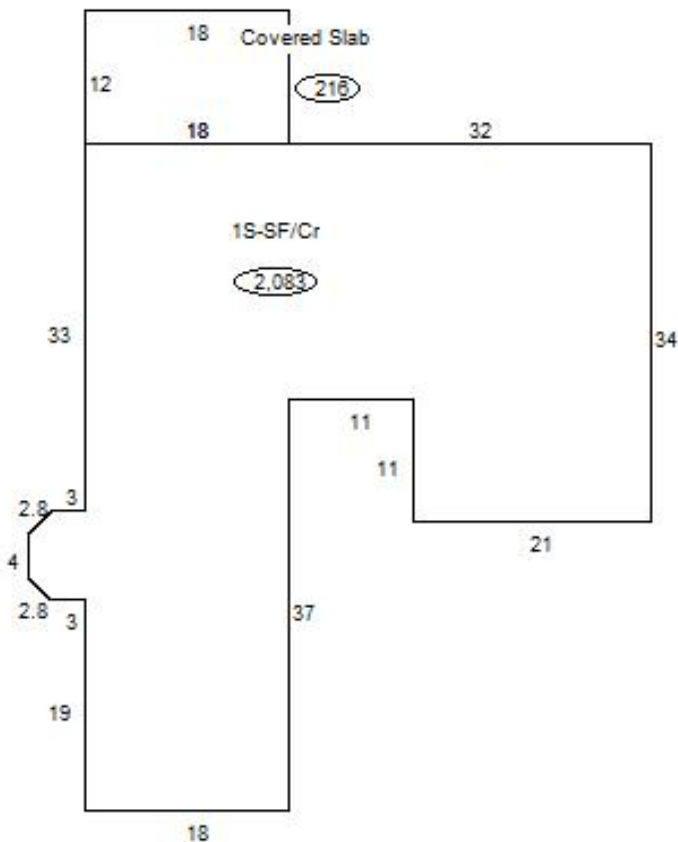
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	216	1.000	216
2	R	1	Crawl	20	1S-SF/Cr	2,083	1.000	2,083
<b>Total Building Area</b>						<b>2,083</b>		<b>2,083</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck w/rails	18x14x0			252
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 17		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (24% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (16.54 x 252)	4,168		4,168	1,000
	PACN	CONCRETE DRIVE	10x17.5x0			175
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.99 x 175)	1,048		1,048	838
	SHDS	YD SHED/BAD SHAPE/BEING USED	14x12x8		Galvanized Metal	168
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (20.73 x 168)	3,483		3,483	2,786