



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:28:53
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006906 Parcel ID 4020-00-008-013-0-001-00 Cadastral ID 4020-008-013-00-0-001-00 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 FOURTH ST Subdivision ROSS 2ND ADDN Lot/Block 0013 / 0008 Parcel Size 12 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					<p>4020-00-008-013-0-001-00 ACCT # 6906 06/15/22</p> <p>1 6/16/2022</p>																																																																																																																				
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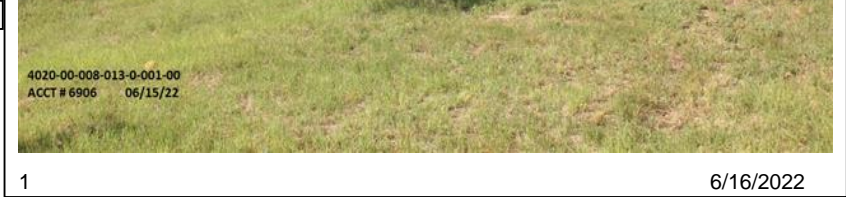
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	300 x 140	
Lot Count		
Units Buildable	2940	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	42,000.00 x .07 = 2,940	
Factor Value		
Adjustments		
Lot Value	2,940	

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	/



1 6/16/2022

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		

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	+ 2,940
Total Area	x	Indicated Value	= 2,940
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	2,940	
Indicated Value	2,940	0.00 Per SqFt
Agland Value		
Site Improvements	12,961	
Total Value	15,901	0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed		16x10x8		Formed Metal	160
Qual	3	Cond 3	Year 2023	Eff Age 3		
0						
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
Base Cost (21.68 x 160)		3,469		3,469	486	2,983
CPDT	Carprt Dtchd"A"		18x24x10		Formed Metal	432
Qual	3	Cond 3	Year 2008	Eff Age 18		
0						
Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD	
Base Cost (9.30 x 432)		4,018		4,018	2,572	1,446
CPDT	Carprt Dtchd"A"		18x24x10		Formed Metal	432
Qual	3	Cond 3	Year 2008	Eff Age 18		
0						
Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD	
Base Cost (9.30 x 432)		4,018		4,018	2,572	1,446
QUON	Quonset		30x20x14		Galvanized Metal	600
Qual	3	Cond 3	Year 2001	Eff Age 25		
0						
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (13.06 x 600)		7,836		7,836	3,840	3,996
SHDS	Shed, Metal W of Quonset		17x15x8		Galvanized Metal	255
Qual	3	Cond 3	Year 2001	Eff Age 25		
0						
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
Base Cost (18.35 x 255)		4,679		4,679	3,182	1,497
SHDS	Shed, Metal S of Quonset		20x10x8		Galvanized Metal	200
Qual	3	Cond 3	Year 2001	Eff Age 25		
0						
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
Base Cost (19.49 x 200)		3,898		3,898	2,651	1,247
SHDS	Shed, Metal East of Trees		6x6x8		Galvanized Metal	36
Qual	3	Cond 3	Year 2001	Eff Age 25		
0						
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
Base Cost (30.06 x 36)		1,082		1,082	736	346