



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:28:56  
 Page 1

Assessment Data				Primary Image																																																		
Account	300006910																																																					
Parcel ID	4020-00-011-001-0-001-00																																																					
Cadastral ID	4020-011-001-00-0-001-00																																																					
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-																																																						
Parcel Location																																																						
Situs	WHITE ST																																																					
Subdivision	ROSS 2ND ADDN																																																					
Lot/Block	0001 / 0011	Parcel Size	6 - Lots																																																			
Sec/Twn/Rng	/ / /																																																					
Neighborhood	400100 - ROSSTON/MULTI																																																					
School District	1-LAVERN - 1-LAVERNE																																																					
Legal Description Lat/Long: 36.80293313 -99.88851179				4020-00-011-001-0-001-00_001.JPG 4/12/2023																																																		
Legal Description				Building Permits																																																		
ROSS 2ND ADD BLOCK 11 LOTS 1 THRU 6 BOOK 776 PAGE 622				<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				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					776/622	WOOD, BRENTLEY F.	06/16/2023	50,000	21																																													
					773/249	VAN HORN, RACHEL N.	11/17/2022	58,000	21																																													
					618/411	EELLS, ROSALEE	10/17/2006	45,000	MU																																													
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>2024</td> <td>Land Value</td> <td>1,470</td> <td>1,470</td> <td>12%</td> <td>176</td> <td>Assessed</td> <td>176 11.83</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>1,470</td> <td>1,470</td> <td> </td> <td>176</td> <td>Total Taxable</td> <td>176 12.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2024	Land Value	1,470	1,470	12%	176	Assessed	176 11.83	Year Frozen		Improvements	0	0		0	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	1,470	1,470		176	Total Taxable	176 12.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006910	HARRIS, BERNADINE	204	1,470	0	176	12.00																																															
2024	2024-300006910	HARRIS, BERNADINE	204	1,470	0	176	12.00																																															
2023	2023-300006910	HARRIS, BERNADINE	204	1,470	0	176	12.00																																															
2022	2022-300006910	VAN HORN, RACHEL N.	204	1,470	0	176	12.00																																															
2021	2021-300006910	VAN HORN, RACHEL N.	204	1,470	0	176	12.00																																															
2020	2020-300006910	VAN HORN, RACHEL N.	204	1,470	0	176	12.00																																															
2019	2019-0006910	VAN HORN, RACHEL N.	204	1,470		176	11.00																																															
2018	2018-0006910	VAN HORN, RACHEL N.	204	1,470		170	10.00																																															
2017	2017-0006910	VAN HORN, RACHEL N.	204	1,470		162	10.00																																															
2016	2016-0006910	VAN HORN, RACHEL N.	204	1,470		154	9.00																																															
2015	2015-0006910	VAN HORN, RACHEL N.	204	1,470		147	9.00																																															
2014	2014-0006910	VAN HORN, RACHEL N.	204	1,470		140	8.00																																															
2013	2013-0006910	VAN HORN, RACHEL N.	204	1,470		133	8.00																																															



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 Page 2

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	
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	/

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	+ 1,470
Total Area	x	Indicated Value	= 1,470
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	1,470	
Indicated Value	1,470	0.00 Per SqFt
Agland Value		
Site Improvements		
Total Value	1,470	0.00 Total Value Per SqFt

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