




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:29:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006914 Parcel ID 4020-00-013-010-0-001-00 Cadastral ID 4020-013-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15691 BATMAN, SCOTT H. #2 & JO BATMAN 504 4TH ST RT 1 BOX 60-A ROSSTON OK 73855-0000 Parcel Location Situs FIFTH ST Subdivision ROSS 2ND ADDN Lot/Block 0010 / 0013 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					 <p>4020-00-013-010-0-001-00_001.JPG 4/12/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.81895811 -99.93944587 ROSS 2ND ADDITION BLK 13 LOTS 10-11-12																																																																																																																									
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	75 x 140	 <p>4020-00-013-010-0-001-00 04/11/23</p> <p>4020-00-013-010-0-001-00_001.JPG 4/12/2023</p>
Lot Count		
Units Buildable	735	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .07 = 735	
Factor Value		
Adjustments		
Lot Value	735	

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	+ 735
Total Area	x	Indicated Value	= 735
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	735		
Indicated Value	735	0.00	Per SqFt
Agland Value			
Site Improvements	4,911		
Total Value	5,646	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	Yard Shed - Metal	22x8x8		Formed Metal	176
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 0% Func)	RCNLD
	Base Cost (21.35 x 176)		3,758	3,758	1,052	2,706
	SHDS	Yard Shed - Metal	16x12x8		Formed Metal	192
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 192)		4,040	4,040	2,262	1,778
	LOAF	Loafing Shed	20x8x8		Formed Metal	160
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 160)		970	970	543	427