



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:29:01
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Assessment Data					Primary Image																																																																																																																				
Account 300006915 Parcel ID 4020-00-013-013-0-001-00 Cadastral ID 4020-013-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 204 - 1T-2-ROSSTON-C Name ID 15692 BATMAN, SCOTTY H. II, & JO BATMAN 504 4TH ST RT 1 BOX 60-A ROSSTON OK 73855-0000 Parcel Location Situs 171 RD N Subdivision ROSS 2ND ADDN Lot/Block 0013 / 0013 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					<p>4020-00-013-013-0-001-00_001.JPG 4/12/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.80104636 -99.97639222 ROSS 2ND ADD BLOCK 13 LOTS 13 THRU 18																																																																																																																									
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot
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	2,244		
Total Value	3,714	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
	CPDT	Carport - Detached	20x12x10		Formed Metal	240
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ 0% Func)
Base Cost (9.30 x 240)		2,232		2,232	826	1,406
	LOAF	Loafing Shed	16x12x8		Formed Metal	192
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (28% Phys/ 0% Func)
Base Cost (6.06 x 192)		1,164		1,164	326	838