




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006923 <b>Parcel ID</b> 4020-00-016-011-0-001-00 <b>Cadastral ID</b> 4020-016-011-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 24228 GREEN KARE, LLC c/o SCOTT BATMAN 504 4TH ST RR1, BOX 60-A LAVERNE OK 73848-0000					 <p>4020-00-016-011-0-001-00 04/11/23</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> US 64 HWY <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0011 / 0016 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.82181849 -99.68389597					<b>Building Permits</b> <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>Garage</td> <td></td> <td>4/12/2023</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	Garage		4/12/2023																																																																																																								
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Lot Data	Primary Image	
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 19 ROSSTON COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,000.00 x .10 = 700</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 700</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,020</p> <p>Total Base Value 83,538</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 83,538</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 16,708</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 16,708</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 16,708</p> <p>Land Value 700</p> <p>Cost Approach Value 17,408 17.07/SqFt</p>	<p>Image ID 26198</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description Garage</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 700</p> <p>Total Appraised Value 17,408 17.07/SqFt</p>	



Harper

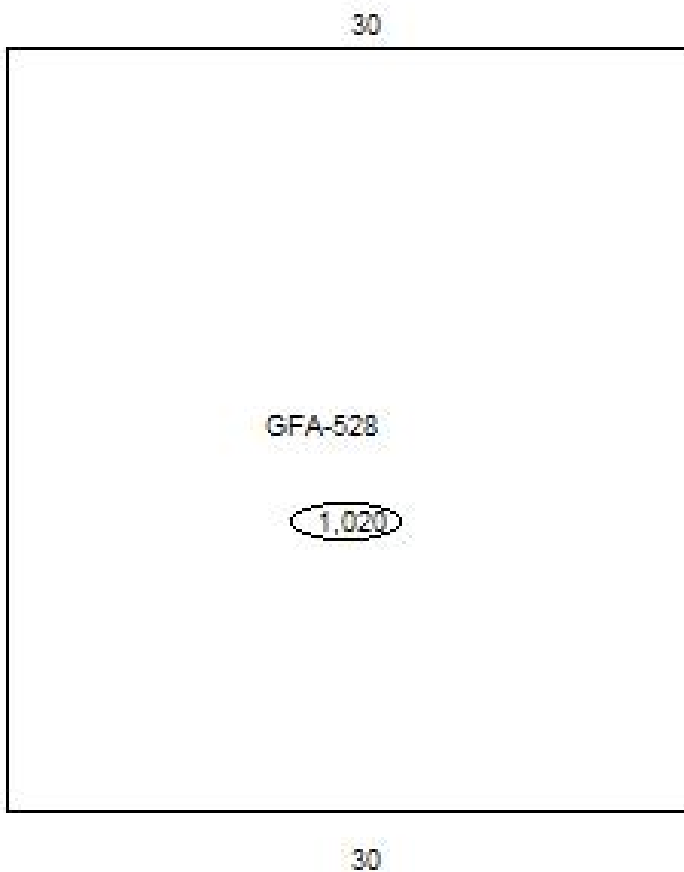
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Page 3

Sketch Image

300006923



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	GFA-528	1,020	1.000	1,020
<b>Total Building Area</b>						1,020		1,020



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Parcel ID 4020-00-016-011-0-001-00  
Cadastral ID 4020-016-011-00-0-001-00

Tax Area Code 204  
Property Class UR  
Owners Name GREEN KARE, LLC

### Building Data

Building ID 224  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,020  
Average Perimeter 128  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1955  
Effective Age 99  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 39.10  
Wall Cost 42.80  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 81.90  
Total Area 1,020  
Base RCN 83,538  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 83,538  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (66,830)  
Total RCNLD 16,708  
Lump Sums  
Total Building Value 16,708 \$ 16.38 Per SqFt