



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image					
Account	300006924			<p>4020-00-016-013-0-001-00_001.JPG 4/12/2023</p>					
Parcel ID	4020-00-016-013-0-001-00								
Cadastral ID	4020-016-013-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	15698								
BATMAN, BENJAMIN S.									
1521 6TH ST WOODWARD OK 73801-									
Parcel Location									
Situs	SEVENTH ST								
Subdivision	ROSS 2ND ADDN								
Lot/Block	0013 / 0016	Parcel Size 3 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.82338346 -99.65217521				Building Permits					
ROSS 2ND ADD BLOCK 16 LOTS 13-14-15				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					711/719	WOOD, LOUISE A.	10/01/2015	2,000	04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2020		Land Value	735	735	12%	Assessed	3,359	225.69
Year Frozen			Improvements	34,512	27,255		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	35,247	27,990	3,359	Total Taxable	3,359	226.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006924	BATMAN, BENJAMIN S.			204	35,247	0	3,199	215.00
2024	2024-300006924	BATMAN, BENJAMIN S.			204	38,011	0	3,047	203.00
2023	2023-300006924	BATMAN, BENJAMIN S.			204	24,180	0	2,901	195.00
2022	2022-300006924	BATMAN, BENJAMIN S.			204	24,180	0	2,901	196.00
2021	2021-300006924	BATMAN, BENJAMIN S.			204	24,180	0	2,901	200.00
2020	2020-300006924	BATMAN, BENJAMIN S.			204	24,180	0	2,901	197.00
2019	2019-0006924	BATMAN, BENJAMIN S.			204	19,219		2,306	138.00
2018	2018-0006924	BATMAN, BENJAMIN S.			204	19,219		2,306	138.00
2017	2017-0006924	BATMAN, BENJAMIN S.			204	19,219		2,306	138.00
2016	2016-0006924	BATMAN, BENJAMIN S.			204	19,219		2,306	138.00
2015	2015-0006924	BATMAN, BENJAMIN S.			204	21,791		2,616	156.00
2014	2014-0006924	WOOD, EARL E. &			204	30,708		2,491	149.00
2013	2013-0006924	WOOD, EARL E. &			204	30,708		2,373	142.00



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Lot Data		Square-Foot - ROSS ORIG/ADDS	Square-Foot
Lot Size	75 x 140		
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	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Masonry, Concrete Block 50% Frame, Stucco
Base/Total Area	2,668 / 2,668
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 113

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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	57.21	Total Misc Impr	+ 195
Roofing Adj	+ 2.72	Garage Cost	+ 0
Subfloor Adj	+ 1.73	Total RCN	= 170,387
Heat/Cool Adj	+ 1.29	Depreciation (80%)	- 136,310
Plumbing Adj	+ 0.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,077
Adj Base Cost	= 63.79	Lot Value	+ 735
Total Area	x 2,668	Indicated Value	= 34,812
Adjusted Cost	= 170,192	Value Per SqFt	13.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,077		
Lot Value	735		
Indicated Value	34,812	13.05	Per SqFt
Agland Value			
Site Improvements	827		
Total Value	35,639	13.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	7314	5x5		25	7.79		195



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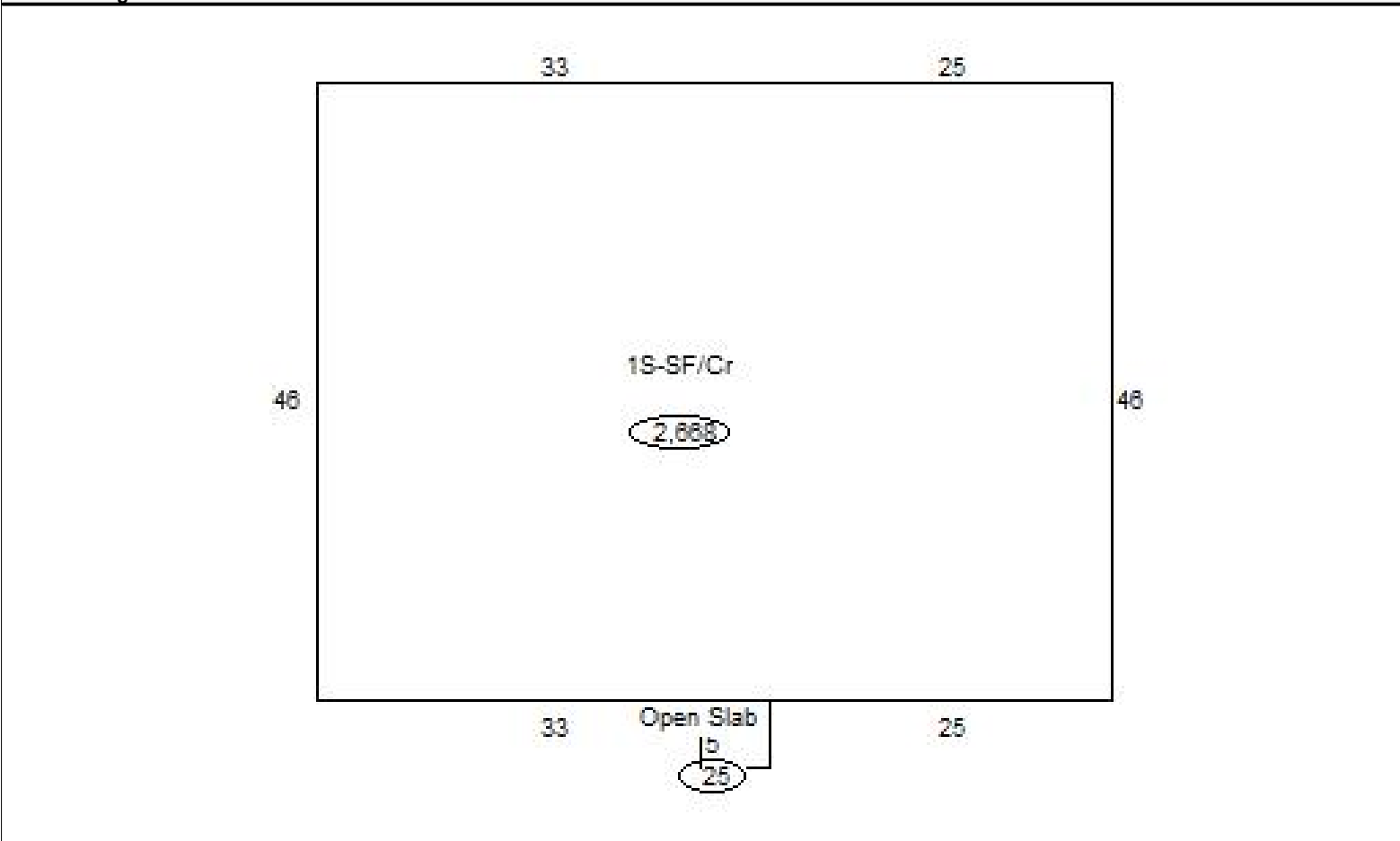
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,668	1.000	2,668
2	M	PATO		20	Open Slab	25	1.000	25
Total Building Area						2,668		2,668



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8		Formed Metal	200
	Qual	1	Cond 1	Year 1995	Eff Age 43	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (13.69 x 200)	2,738		2,738	548
	CPAT	Carport - Attached	10x20x8		Formed Metal	200
	Qual	1	Cond 1	Year 1990	Eff Age 50	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.98 x 200)	1,396		1,396	279