




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 | 300006929 | | | |  <p>f:\pictures\4020-00-017-010-0-002-00-001-000-001.jpg 9/13/2019</p> | | | | | | | | | |
| Parcel ID | 4020-00-017-010-0-002-00 | | | | | | | | | | | | | |
| Cadastral ID | 4020-017-010-00-0-002-00 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UR | VI Area 1 | | | | | | | | | | | | |
| Tax Area | 204 - 1T-2-ROSSTON-C | | | | | | | | | | | | | |
| Name ID | 15675 | | | | | | | | | | | | | |
| CAMPBELL, DAVE | | | | | | | | | | | | | | |
| P O BOX 59 LAVERNE OK 73848-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | SEVENTH ST | | | | | | | | | | | | | |
| Subdivision | ROSS 2ND ADDN | | | | | | | | | | | | | |
| Lot/Block | 0010 / 0017 | Parcel Size 2 - Lots | | | | | | | | | | | | |
| Sec/Twn/Rng | / / / | | | | | | | | | | | | | |
| Neighborhood | 400100 - ROSSTON/MULTI | | | | | | | | | | | | | |
| School District | 1-LAVERN - 1-LAVERNE | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.81308936 -99.92752117 | | | | | | | | | | | | | | |
| ROSS 2ND ADD BLOCK 17 LOT E2 OF LOTS 10-11-12 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| <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 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | | Date | Price | Code | | | | | | | | | |
| 667/11 | MITCHELL, WILLIAM D. | | 03/10/2011 | 6,000 | 16 | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | |
| Remove Cap | | Land Value | 368 | 368 | 12% | 44 | Assessed | 1,654 | 111.13 | | | | | |
| Year Frozen | | Improvements | 15,096 | 13,413 | | 1,610 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 15,464 | 13,781 | | 1,654 | Total Taxable | 1,654 | 111.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | |
| 2025 | 2025-300006929 | CAMPBELL, DAVE | | | 204 | 15,464 | 0 | 1,575 | 106.00 | | | | | |
| 2024 | 2024-300006929 | CAMPBELL, DAVE | | | 204 | 15,579 | 0 | 1,500 | 100.00 | | | | | |
| 2023 | 2023-300006929 | CAMPBELL, DAVE | | | 204 | 11,905 | 0 | 1,428 | 96.00 | | | | | |
| 2022 | 2022-300006929 | CAMPBELL, DAVE | | | 204 | 11,905 | 0 | 1,428 | 97.00 | | | | | |
| 2021 | 2021-300006929 | CAMPBELL, DAVE | | | 204 | 11,905 | 0 | 1,428 | 99.00 | | | | | |
| 2020 | 2020-300006929 | CAMPBELL, DAVE | | | 204 | 11,905 | 0 | 1,385 | 94.00 | | | | | |
| 2019 | 2019-0006929 | CAMPBELL, DAVE | | | 204 | 11,905 | | 1,319 | 79.00 | | | | | |
| 2018 | 2018-0006929 | CAMPBELL, DAVE | | | 204 | 11,905 | | 1,257 | 75.00 | | | | | |
| 2017 | 2017-0006929 | CAMPBELL, DAVE | | | 204 | 9,976 | | 1,197 | 71.00 | | | | | |
| 2016 | 2016-0006929 | CAMPBELL, DAVE | | | 204 | 9,976 | | 1,162 | 69.00 | | | | | |
| 2015 | 2015-0006929 | CAMPBELL, DAVE | | | 204 | 9,238 | | 1,106 | 66.00 | | | | | |
| 2014 | 2014-0006929 | CAMPBELL, DAVE | | | 204 | 9,238 | | 1,054 | 63.00 | | | | | |
| 2013 | 2013-0006929 | CAMPBELL, DAVE | | | 204 | 9,814 | | 1,004 | 60.00 | | | | | |



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| Lot Data | | Primary Image | | |
|------------------------------|------------------|---------------------------|-------------------|--|
| Lot Size | 75 x 70 | | | |
| Lot Count | | | | |
| Units Buildable | 368 | | | |
| Non-Ag Acres | | | | |
| Topography | | | | |
| Street Access | | | | |
| Utilities | | | | |
| Amenities | | | | |
| Value Model | 20 Urban Res | | | |
| Value Method | Square-Foot | | | |
| Base Lot Value | 5,250.00 x .45 = | 2,363 | | |
| Factor Value | 0 | | | |
| Adjustments | 15.57% | | | |
| Lot Value | 368 | | | |
| Cost Approach | | Image Information | | |
| Manual Date | 07/2025 | Image ID | | 6894 |
| Total Building Area | 496 | Image Date | | 9/13/2019 |
| Total Base Value | 72,897 | Name | | 4020-00-017-010-0-002-00-001-000-001.jpg |
| Modifier Value | | Description | | f:\pictures\4020-00-017-010-0-002-00-001-000-001.jpg |
| Misc Improvements | | | | |
| Replacement Cost New | 72,897 | | | |
| Phys/Func Depreciation Loss | () | | | |
| RCN Less Phys/Func | 14,579 | | | |
| Economic Depreciation | | | | |
| RCNLD (All Sources) | 14,579 | | | |
| Depreciated Improvements | | | | |
| Outbuilding Value | | | | |
| Total Improvement Value | 14,579 | | | |
| Land Value | 368 | | | |
| Cost Approach Value | 14,947 | 30.14/SqFt | | |
| Income Approach | | Value Reconciliation | | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Cost Approach | |
| Vacancy & Collection Loss | | Total Improvement Value | | |
| Miscellaneous Income | | Land Value | 368 | |
| Effective Gross Income (EGI) | | Total Appraised Value | 14,947 30.14/SqFt | |
| Total Expenses | | | | |
| Net Operating Income (NOI) | | | | |
| Income Capitalization Rate | | | | |
| Indicated Value | 0.00 | | | |



Harper

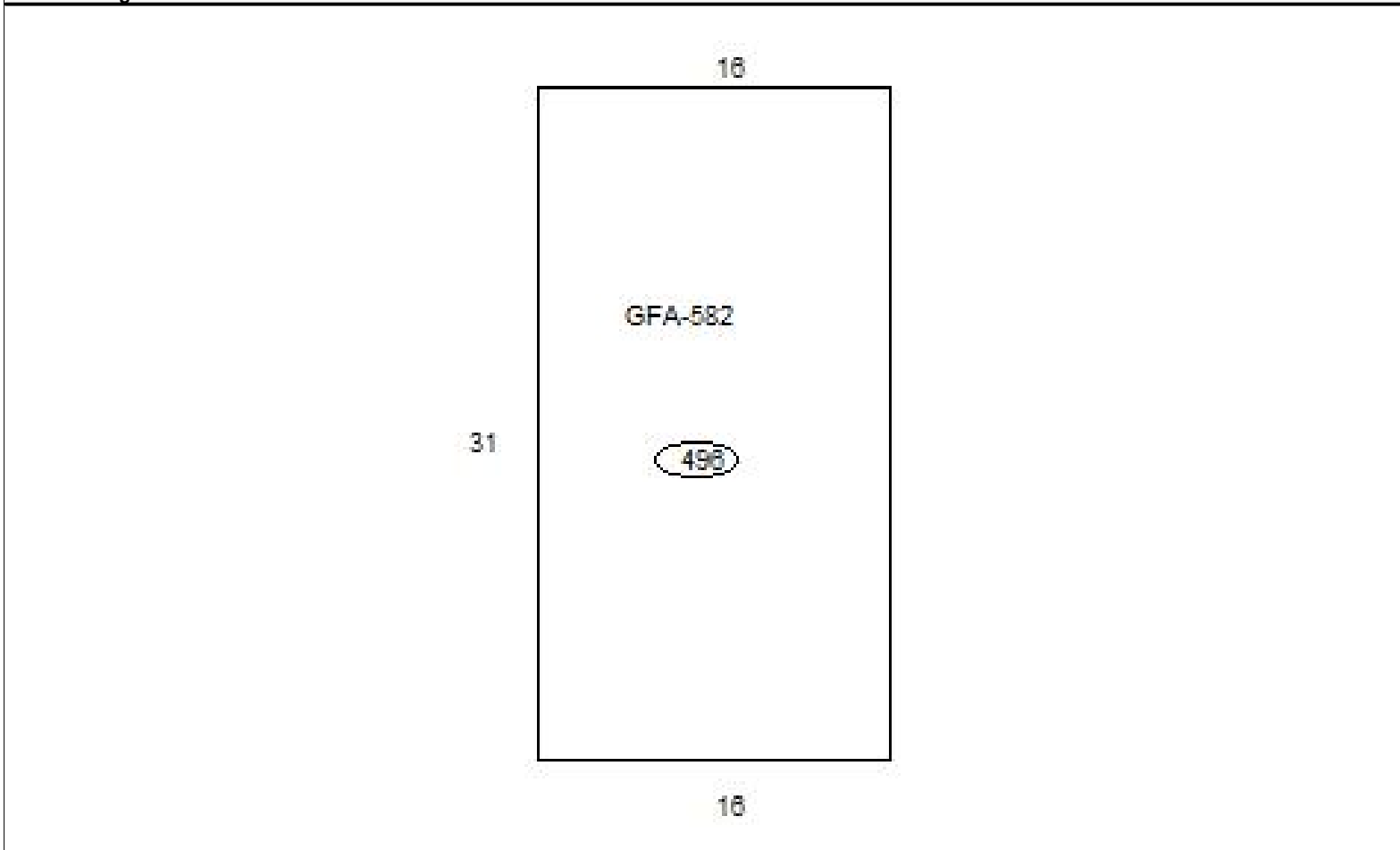
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Sketch Image

300006929



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | C | 582 | | 13 | GFA-582 | 496 | 1.000 | 496 |
| Total Building Area | | | | | | 496 | | 496 |



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Account 300006929
Parcel ID 4020-00-017-010-0-002-00
Cadastral ID 4020-017-010-00-0-002-00

Tax Area Code 204
Property Class UR
Owners Name CAMPBELL, DAVE

Building Data

Building ID 226
Building Sequence 1
Occupancy 1 582 Post Office, Branch 100%
Occupancy 2
Occupancy 3
Total Floor Area 496
Average Perimeter 94
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 67
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 55 - Curtain Wood Siding Panels
Heating/Cooling 6 - Wall Furnace
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 001.JPG
Image Date 4/12/2023
Image Name 001.JPG
Description 4020-00-017-010-0-002-00_001.JPG

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 86.55
Wall Cost 54.89
HVAC Cost 5.53
Basement Cost 0.00
Total Base Cost 146.97
Total Area 496
Base RCN 72,897
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 72,897
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (58,318)
Total RCNLD 14,579
Lump Sums
Total Building Value 14,579 \$ 29.39 Per SqFt