



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:19  
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| Assessment Data   | Primary Image |
|---|---------------|
| <b>Account</b> 300006936<br><b>Parcel ID</b> 4020-00-020-001-0-001-00<br><b>Cadastral ID</b> 4020-020-001-00-0-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> E VI Area 1<br><b>Tax Area</b> 204 - 1T-2-ROSSTON-C<br><b>Name ID</b> 12369<br>STATE OF OKLAHOMA<br><br>OK 00000-0000 |               |

**Parcel Location**

**Situs** US 64 HWY  
**Subdivision** ROSS 2ND ADDN  
**Lot/Block** 0001 / 0020 **Parcel Size** .52 - Acres  
**Sec/Twn/Rng** / / /  
**Neighborhood** 400100 - ROSSTON/MULTI  
**School District** 1-LAVERN - 1-LAVERNE



**Legal Description** Lat/Long: 36.81599394 -99.93813869

ROSS 2ND ADD BLOCK 20 LOTS 1-2-3-22-23-24

**Building Permits**

| Number | Description | Opened | Closed | Amount |
|--------|-------------|--------|--------|--------|
|        |             |        |        |        |

**Exemptions**

| Code | Type | Active | Maximum | Exemption |
|------|------|--------|---------|-----------|
|      |      |        |         |           |

**Sale History**

| Bk/Pg | Grantor | Date | Price | Code |
|-------|---------|------|-------|------|
|       |         |      |       |      |

**Parcel Valuation**

| Source         | REAL | Fair Cash       | Capped | Asmnt Level | Assessed | Levy Rate     | 67.190 | Current Tax |
|----------------|------|-----------------|--------|-------------|----------|---------------|--------|-------------|
| Remove Cap     |      | Land Value 390  | 0      | 12%         | 0        | Assessed      | 0      | 0.00        |
| Year Frozen    |      | Improvements 0  | 0      |             | 0        | Penalty       | 0      |             |
| Uncapped Value | 0    | Mobile Home 0   | 0      |             | 0        | Exemption     | 0      | 0.00        |
| TIF Project ID | 0    | Total Value 390 | 0      |             | 0        | Total Taxable | 0      | 0.00        |

**Assessment History**

| Tax Year | Statement Number | Billed Owner      | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|----------|------------------|-------------------|----------|-------------|------------|---------------|------------|
| 2025     | 2025-300006936   | STATE OF OKLAHOMA | 204      | 390         | 0          |               | .00        |
| 2024     | 2024-300006936   | STATE OF OKLAHOMA | 204      | 390         | 0          |               | .00        |
| 2023     | 2023-300006936   | STATE OF OKLAHOMA | 204      | 390         | 0          |               | .00        |
| 2022     | 2022-300006936   | STATE OF OKLAHOMA | 204      | 390         | 0          |               | .00        |
| 2021     | 2021-300006936   | STATE OF OKLAHOMA | 204      | 390         | 0          |               | .00        |
| 2020     | 2020-300006936   | STATE             | 204      | 390         | 0          |               | .00        |
| 2019     | 2019-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2018     | 2018-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2017     | 2017-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2016     | 2016-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2015     | 2015-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2014     | 2014-0006936     | STATE             | 204      | 390         |            |               | .00        |
| 2013     | 2013-0006936     | STATE             | 204      | 390         |            |               | .00        |



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| Lot Data   | Primary Image   |  |
|--|---|--|
| <p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.52</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 182 TRACTS &amp; ACREAGE</p> <p>Value Method Acre</p> <p>Base Lot Value .52 x 750.00 = 390</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 390</p>  |   |  |
| Cost Approach  |   |  |
| <p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 390</p> <p>Cost Approach Value 390</p> | <p><b>Image Information</b></p> <p>Image ID 26217</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description 4020-00-020-001-0-001-00_001.JPG</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</p>  | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 390</p> <p>Total Appraised Value 390</p>                      |  |