



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:29:23  
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Assessment Data					Primary Image														
<b>Account</b> 300006941 <b>Parcel ID</b> 4020-00-021-007-0-001-00 <b>Cadastral ID</b> 4020-021-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 25275 MASTERS, RANDY L. AND SIERRA D. MASTERS  413 WILSON ST. # 68 ROSSTON OK 73855-																			
<b>Parcel Location</b> <b>Situs</b> SECOND ST <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0007 / 0021 <b>Parcel Size</b> 11 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																			
<b>Legal Description</b> Lat/Long: 36.81349109 -99.93403657					<b>Building Permits</b>														
ROSS 2ND ADD BLOCK 21 LOTS 7 THRU 17					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					774/544	MARKER, JOHN L.	03/17/2023	10,000	07										
					/	MARKER, JOHN L.													
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	2,695	2,695	12%	<b>Assessed</b>	323	21.70										
<b>Year Frozen</b>			<b>Improvements</b>	0	0		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	2,695	2,695		<b>Total Taxable</b>	323	22.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006941	MASTERS, RANDY L. AND SIERRA D. MASTERS			204	2,695	0	323	22.00										
2024	2024-300006941	MASTERS, RANDY L. AND SIERRA D. MASTERS			204	2,695	0	323	21.00										
2023	2023-300006941	MASTERS, RANDY L. AND SIERRA D. MASTERS			204	2,695	0	323	22.00										
2022	2022-300006941	MARKER, JOHN L.			204	2,695	0	323	22.00										
2021	2021-300006941	MARKER, JOHN L.			204	2,695	0	323	22.00										
2020	2020-300006941	MARKER, JOHN L.			204	2,695	0	323	22.00										
2019	2019-0006941	MARKER, JOHN L.			204	2,695		323	19.00										
2018	2018-0006941	MARKER, JOHN L.			204	2,695		309	18.00										
2017	2017-0006941	MARKER, JOHN L.			204	2,695		295	18.00										
2016	2016-0006941	MARKER, JOHN L.			204	2,695		281	17.00										
2015	2015-0006941	MARKER, JOHN L.			204	2,695		267	16.00										
2014	2014-0006941	MARKER, JOHN L.			204	2,695		255	15.00										
2013	2013-0006941	MARKER, JOHN L.			204	2,695		243	15.00										



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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	275 x 140	
Lot Count		
Units Buildable	2695	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	38,500.00 x .07 = 2,695	
Factor Value		
Adjustments		
Lot Value	2,695	

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	/

LAND 4/7/2025

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	+ 2,695
Total Area	x	Indicated Value	= 2,695
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	2,695		
Indicated Value	2,695	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	2,695	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value