




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:29:24
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Assessment Data					Primary Image																																																																																																																				
Account 300006942 Parcel ID 4020-00-021-022-0-001-00 Cadastral ID 4020-021-022-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 204 - 1T-2-ROSSTON-C Name ID 25275 MASTERS, RANDY L. AND SIERRA D. MASTERS 413 WILSON ST. # 68 ROSSTON OK 73855- Parcel Location Situs 00200 SECOND ST Subdivision ROSS 2ND ADDN Lot/Block 0022 / 0021 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
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Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	68.2 x 140	
Lot Count		
Units Buildable	668	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,548.00 x .07 = 668	
Factor Value		
Adjustments		
Lot Value	668	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,024 / 1,024
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 86

HOUSE	4/7/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	91.73	Total Misc Impr	+ 3,243
Roofing Adj	+ 4.39	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 109,821
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 87,857
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,964
Adj Base Cost	= 104.08	Lot Value	+ 668
Total Area	x 1,024	Indicated Value	= 22,632
Adjusted Cost	= 106,578	Value Per SqFt	22.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,964		
Lot Value	668		
Indicated Value	22,632	22.10	Per SqFt
Agland Value			
Site Improvements	11,573		
Total Value	34,205	33.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1948	1	1,874.09		1,874
PATC	Patio - Covered	7324	10x8	1948	80	17.11		1,369



Harper

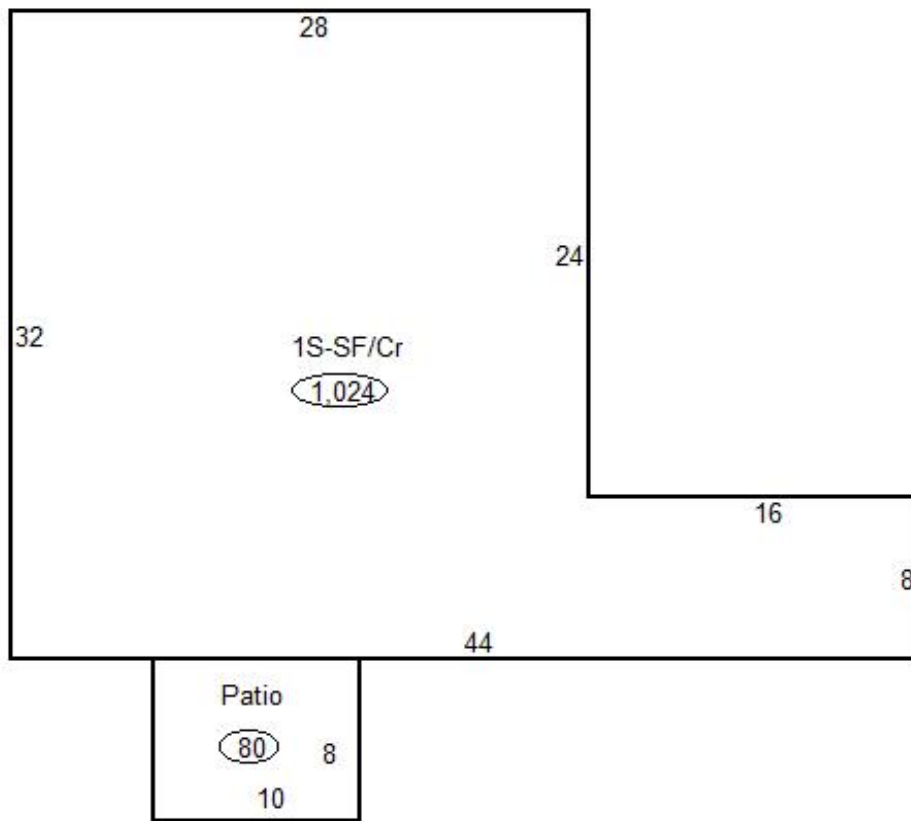
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Sketch Image

300006942



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		10	Patio	80	1.000	80
2	R	1	Crawl	10	1S-SF/Cr	1,024	1.000	1,024
Total Building Area						1,024		1,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	40x25x10	Base	Galvanized Metal	1,000
	Qual	4	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (18.05 x 1,000)		18,050		18,050	14,079
	GRDT	GARAGE	22x24x10	Dirt	Galvanized Metal	528
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (35.04 x 528)		18,501		18,501	11,471
	HAYS	OPEN FACE SHED	20x15x8	Base	Galvanized Metal	300
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 300)		2,382		2,382	1,810