



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:30  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006948 <b>Parcel ID</b> 4020-00-025-001-0-001-00 <b>Cadastral ID</b> 4020-025-001-00-0-001-00 <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> 15705 BATMAN, BEN E., ETAL % SCOTT H. BATMAN II 504 4TH ST RR1, BOX 60-A LAVERNE OK 73848-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> FOURTH ST <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0001 / 0025 <b>Parcel Size</b> 11.5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.83022270 -99.97634482					<b>MOBILE HOME</b> 4/7/2025																																																																																																																				
<b>Legal Description</b> ROSS 2ND ADD BLOCK 25 LOTS 1 THRU 12 LESS HWY					<b>Building Permits</b> <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																																																																																																											
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 Time 07:29:30  
 Page 2

Lot Data	Square-Foot - ROSS ORIG/ADDS Square-Foot	Primary Image
Lot Size	300 x 140	
Lot Count		
Units Buildable	2940	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	42,000.00 x .07 = 2,940	
Factor Value		
Adjustments		
Lot Value	2,940	

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	/

MOBILE HOME 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	+ 2,940
Total Area	x	Indicated Value	= 2,940
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	2,940	
Indicated Value	2,940	0.00 Per SqFt
Agland Value		
Site Improvements	260	
Total Value	3,200	0.00 Total Value Per SqFt

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



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Page 3

300006948

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	16x8x0		Formed Metal	128
	Qual 1	Cond 1	Year 2013	Eff Age	18	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.62 x 128)		591		591	331	260
	BNV	MOBILE HOME NO VALUE	54x14x0	Base	Galvanized Metal	756
	Qual 1	Cond 1	Year 1960	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (0.00 x 756)						