



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006959 Parcel ID 4020-00-030-001-0-001-00 Cadastral ID 4020-030-001-00-0-001-00 Property Type REAL - Real Property Property Class UA VI Area 2 Tax Area 204 - 1T-2-ROSSTON-C Name ID 24999 MCKINLEY, KEN LEE. & MARIJO ERIN MCKINLEY 17662 E. 15 RD #80 ROSSTON OK 73855- Parcel Location Situs 17662 E. 15 RD Subdivision ROSS 2ND ADDN Lot/Block 0001 / 0030 Parcel Size 4.29 - Acres Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE					<p>4020-00-030-001-0-001-00 02/22/24</p>																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.29 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.29 x 1,740.79 = 7,468 Factor Value Adjustments Lot Value 7,468		 <p>4020-00-030-001-0-001-00 02/22/24</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.25 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,518 / 1,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,518
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	500 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1935 / 73

HOUSE 2/23/2024

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	54,108		
Lot Value	7,468		
Indicated Value	61,576	40.56	Per SqFt
Agland Value			
Site Improvements	5,802		
Total Value	67,378	44.39	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.69	Total Misc Impr	+ 19,646
Roofing Adj	+ 4.87	Garage Cost	+ 17,727
Subfloor Adj	+ -1.86	Total RCN	= 193,241
Heat/Cool Adj	+ 10.77	Depreciation (72%)	- 139,133
Plumbing Adj	+ 4.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,108
Adj Base Cost	= 102.68	Lot Value	+ 7,468
Total Area	x 1,518	Indicated Value	= 61,576
Adjusted Cost	= 155,868	Value Per SqFt	40.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	7880	8x4		32	60.09		1,923
WODC	Wood Deck - Covered	7881	703		703	25.21		17,723



Harper

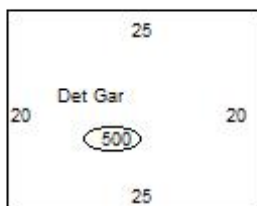
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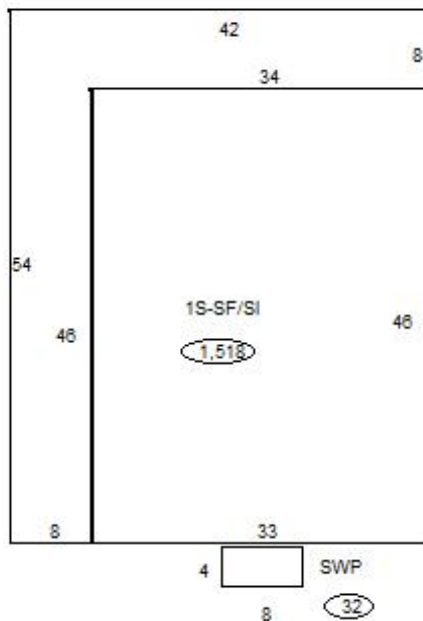
Sketch Image

300006959



Wood Deck

703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,518	1.000	1,518
2	M	EPSW		20	SWP	32	1.000	32
3	M	WODC		20	Wood Deck	703	1.000	703
4	G	2		20	Det Gar	500	1.000	500
Total Building Area						1,518		1,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (4.75 x 360)	1,710		1,710	633	1,077
	SHDS	Yard Shed - Metal NORTH PASTURE	15x16x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (15.76 x 240)	3,782		3,782	1,210	2,572
	LOAF	Loafing Shed	32x20x8	Dirt	Formed Metal	640
	Qual	2	Cond 2	Year 2019	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (5.34 x 640)	3,418		3,418	1,265	2,153