



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Assessment Data   |                         |                              |                        |                  | Primary Image                            |                              |                      |                      |                    |
|---|-------------------------|------------------------------|------------------------|------------------|--|------------------------------|----------------------|----------------------|--------------------|
| <b>Account</b> 300006960<br><b>Parcel ID</b> 4020-00-031-001-0-001-00<br><b>Cadastral ID</b> 4020-031-001-00-0-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> UA VI Area 2<br><b>Tax Area</b> 204 - 1T-2-ROSSTON-C<br><b>Name ID</b> 24999<br>MCKINLEY, KEN LEE. &<br>MARIJO ERIN MCKINLEY<br><br>17662 E. 15 RD #80<br>ROSSTON OK 73855- |                         |                              |                        |                  | <p>4020-00-031-001-0-001-00 02/22/24</p> |                              |                      |                      |                    |
| <b>Parcel Location</b><br><b>Situs</b> WILSON ST<br><b>Subdivision</b> ROSS 2ND ADDN<br><b>Lot/Block</b> 0001 / 0031 <b>Parcel Size</b> 4.29 - Acres<br><b>Sec/Twn/Rng</b> / / /<br><b>Neighborhood</b> 400100 - ROSSTON/MULTI<br><b>School District</b> 1-LAVERN - 1-LAVERNE   |                         |                              |                        |                  |  |                              |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.81099158 -99.93003236<br>ROSS 2ND ADD. BLOCK 31 ALL BLOCK   |                         |                              |                        |                  | <b>EMPTY LOT</b> 2/23/2024               |                              |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.81099158 -99.93003236   |                         |                              |                        |                  | <b>Building Permits</b>                  |                              |                      |                      |                    |
| <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>        |
|   |                         |                              |                        |                  | 766/68                                   | HERNANDEZ, EDGAR CAMPUZANO & | 01/11/2022           | 108,000              | 21                 |
|   |                         |                              |                        |                  | 699/443                                  | BATMAN, SCOTT H. ETUX        | 07/07/2014           | 508                  | PQ                 |
| <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>   | 2023                    |                              | <b>Land Value</b> 508  | 508              | 12%                                      | 61                           | <b>Assessed</b>      | 61                   | 4.10               |
| <b>Year Frozen</b>  |                         |                              | <b>Improvements</b> 0  | 0                |  | 0                            | <b>Penalty</b>       | 0                    |                    |
| <b>Uncapped Value</b>   | 0                       |                              | <b>Mobile Home</b> 0   | 0                |  | 0                            | <b>Exemption</b>     | 0                    | 0.00               |
| <b>TIF Project ID</b>   | 0                       |                              | <b>Total Value</b> 508 | 508              |  | 61                           | <b>Total Taxable</b> | 61                   | 4.00               |
| <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  | 2025-300006960          | MCKINLEY, KEN LEE. &         |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2024  | 2024-300006960          | MCKINLEY, KEN LEE. &         |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2023  | 2023-300006960          | MCKINLEY, KEN LEE. &         |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2022  | 2022-300006960          | MCKINLEY, KEN LEE. &         |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2021  | 2021-300006960          | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2020  | 2020-300006960          | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          | 0                    | 61                   | 4.00               |
| 2019  | 2019-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2018  | 2018-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2017  | 2017-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2016  | 2016-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2015  | 2015-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2014  | 2014-0006960            | HERNANDEZ, EDGAR CAMPUZANO & |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |
| 2013  | 2013-0006960            | BATMAN, SCOTT H. ETUX        |                        |                  | 204                                      | 508                          |                      | 61                   | 4.00               |



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| Lot Data        |   |
|-----------------|---|
| Lot Size        | - |
| Lot Count       |   |
| Units Buildable |   |
| Non-Ag Acres    |   |
| Topography      |   |
| Street Access   |   |
| Utilities       |   |
| Amenities       |   |
| Method          |   |
| Base Lot Value  |   |
| Factor Value    |   |
| Adjustments     |   |
| Lot Value       |   |



4020-00-031-001-0-001-00 02/22/24

| 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     | /  |

EMPTY LOT 2/23/2024

### 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          | + 0  |
| Total Area    | x      | Indicated Value    | = 0  |
| Adjusted Cost | = 0    | Value Per SqFt     | 0.00 |

### Value Reconciliation

|                   |               |      |                      |
|-------------------|---------------|------|----------------------|
| Selected Approach | Cost Approach |      |                      |
| Improvements      |               |      |                      |
| Lot Value         |               |      |                      |
| Indicated Value   |               | 0.00 | Per SqFt             |
| Agland Value      | 508           |      |                      |
| Site Improvements |               |      |                      |
| Total Value       | 508           | 0.00 | Total Value Per SqFt |

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



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### Agland Inventory

300006960

| Soi                 | Description         | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|---------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| PC                  | PRATT LOAMY BILLOWY | NP       | 37  | LPI      |          | 4.290 | 118      | 118      | 508       | 508          |
| <b>NP Totals</b>    |                     |          |     |          |          | 4.290 |          |          | 508       | 508          |
| <b>Total Agland</b> |                     |          |     |          |          | 4.290 |          |          | 508       | 508          |