



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:29:46  
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Assessment Data					Primary Image									
Account	300006967													
Parcel ID	4030-00-001-001-0-001-00													
Cadastral ID	4030-001-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	1											
Tax Area	204 - 1T-2-ROSSTON-C													
Name ID	15712													
INDEPENDENT SCHOOL DIST. #2														
ROSSTON OK 73855-0000														
Parcel Location														
Situs	WILSON ST													
Subdivision	ROSS 3RD ADDN													
Lot/Block	0001 / 0001	Parcel Size	2.65 - Acres											
Sec/Twn/Rng	/ / /													
Neighborhood	400100 - ROSSTON/MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long:														
ROSS 3ND ADD. TRACT 1 2.65 A S & W OF HWY 64														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	1,988	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	1,988	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006967	INDEPENDENT SCHOOL DIST. #2	204	1,988	0		.00							
2024	2024-300006967	INDEPENDENT SCHOOL DIST. #2	204	1,988	0		.00							
2023	2023-300006967	SCHOOL DIST. #2	204	1,988	0		.00							
2022	2022-300006967	SCHOOL DIST. #2	204	1,988	0		.00							
2021	2021-300006967	SCHOOL DIST. #2	204	1,988	0		.00							
2020	2020-300006967	SCHOOL DIST. #2	204	1,988	0		.00							
2019	2019-0006967	SCHOOL DIST. #2	204	1,988			.00							
2018	2018-0006967	SCHOOL DIST. #2	204	1,988			.00							
2017	2017-0006967	SCHOOL DIST. #2	204	1,988			.00							
2016	2016-0006967	SCHOOL DIST. #2	204	1,988			.00							
2015	2015-0006967	SCHOOL DIST. #2	204	1,988			.00							
2014	2014-0006967	SCHOOL DIST. #2	204	1,988			.00							
2013	2013-0006967	SCHOOL DIST. #2	204	1,988			.00							



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 2.65</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 182 TRACTS &amp; ACREAGE</p> <p>Value Method Acre</p> <p>Base Lot Value 2.65 x 750.19 = 1,988</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,988</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 1,988</p> <p>Cost Approach Value 1,988</p>	<p><b>Image Information</b></p> <p>Image ID 26232</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description 4030-00-001-001-0-001-00_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 1,988</p> <p>Total Appraised Value 1,988</p>	