



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:29:50
 Page 1

Assessment Data					Primary Image				
Account	300006971								
Parcel ID	4030-00-002-001-0-002-00								
Cadastral ID	4030-002-001-00-0-002-00								
Property Type	REAL - Real Property								
Property Class	E	VI Area 1							
Tax Area	204 - 1T-2-ROSSTON-C								
Name ID	12369								
STATE OF OKLAHOMA									
OK 00000-0000									
Parcel Location									
Situs	US 64 HWY								
Subdivision	ROSS 3RD ADDN								
Lot/Block	0001 / 0002	Parcel Size 3.7 - Acres							
Sec/Twn/Rng	/ / /								
Neighborhood	400100 - ROSSTON/MULTI								
School District	1-LAVERN - 1-LAVERNE								
4030-00-002-001-0-002-00_001.JPG 4/12/2023									
Legal Description					Building Permits				
Lat/Long:					Number Description Opened Closed Amount				
ROSS 3RD ADD. TRACT 2 3.7 A PART OF TRACT 2									
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	2,775	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	2,775	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	2025-300006971	STATE OF OKLAHOMA			204	2,775	0		.00
2024	2024-300006971	STATE OF OKLAHOMA			204	2,775	0		.00
2023	2023-300006971	STATE OF OKLAHOMA			204	2,775	0		.00
2022	2022-300006971	STATE OF OKLAHOMA			204	2,775	0		.00
2021	2021-300006971	STATE OF OKLAHOMA			204	2,775	0		.00
2020	2020-300006971	STATE			204	2,775	0		.00
2019	2019-0006971	STATE			204	2,775			.00
2018	2018-0006971	STATE			204	2,775			.00
2017	2017-0006971	STATE			204	2,775			.00
2016	2016-0006971	STATE			204	2,775			.00
2015	2015-0006971	STATE			204	2,775			.00
2014	2014-0006971	STATE			204	2,775			.00
2013	2013-0006971	STATE			204	2,775			.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 3.7</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 182 TRACTS & ACREAGE</p> <p>Value Method Acre</p> <p>Base Lot Value 3.70 x 750.00 = 2,775</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,775</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 2,775</p> <p>Cost Approach Value 2,775</p>	<p>Image Information</p> <p>Image ID 26237</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description 4030-00-002-001-0-002-00_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 2,775</p> <p>Total Appraised Value 2,775</p>