



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:29:52
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Assessment Data	Primary Image
Account 300006974 Parcel ID 4030-00-003-001-0-002-00 Cadastral ID 4030-003-001-00-0-002-00 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 / 0003 **Parcel Size** .7 - Acres
Sec/Twn/Rng / / /
Neighborhood 400100 - ROSSTON/MULTI
School District 1-LAVERN - 1-LAVERNE

4030-00-003-001-0-002-00_001.JPG 4/12/2023

Legal Description	Lat/Long:	Building Permits
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ROSS 3RD ADD. TRACT 3.7 AC TRACT

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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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 525	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 525	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	2025-300006974	STATE OF OKLAHOMA	204	525	0		.00
2024	2024-300006974	STATE OF OKLAHOMA	204	525	0		.00
2023	2023-300006974	STATE OF OKLAHOMA	204	525	0		.00
2022	2022-300006974	STATE OF OKLAHOMA	204	525	0		.00
2021	2021-300006974	STATE OF OKLAHOMA	204	525	0		.00
2020	2020-300006974	STATE	204	525	0		.00
2019	2019-0006974	STATE	204	525			.00
2018	2018-0006974	STATE	204	525			.00
2017	2017-0006974	STATE	204	525			.00
2016	2016-0006974	STATE	204	525			.00
2015	2015-0006974	STATE	204	525			.00
2014	2014-0006974	STATE	204	525			.00
2013	2013-0006974	STATE	204	525			.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 0.7</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 .70 x 750.00 = 525</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 525</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 525</p> <p>Cost Approach Value 525</p>	<p>Image Information</p> <p>Image ID 26250</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description 4030-00-003-001-0-002-00_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 525</p> <p>Total Appraised Value 525</p>