



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300009491													
Parcel ID	0000-08-27N-25W-3-002-00													
Cadastral ID	0000-27N-25W-08-3-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	16258													
LUCKIE, PATRICIA A.														
1274 N 174														
ROSSTON OK 73855-0000														
Parcel Location														
Situs	01274 174 RD N													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	8 / 27 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 6/17/2025														
Legal Description Lat/Long: 36.81281222 -99.92788427														
SEC. 8-27-25 TRACT IN THE NWSWSW4 BOOK 624 PAGE 194														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					624/194	OLMSTEAD, GEORGE W.	03/28/2007	40,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,000	8,000	12%	960	Assessed	5,187	348.51					
Year Frozen		Improvements	35,225	35,225		4,227	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	43,225	43,225		5,187	Total Taxable	4,187	281.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009491	LUCKIE, PATRICIA A.	101	43,225	1000	4,187	281.00							
2024	2024-300009491	LUCKIE, PATRICIA A.	101	44,419	1000	4,082	271.00							
2023	2023-300009491	LUCKIE, PATRICIA A.	101	42,425	1000	3,934	264.00							
2022	2022-300009491	LUCKIE, PATRICIA A.	101	39,920	1000	3,790	257.00							
2021	2021-300009491	LUCKIE, PATRICIA A.	101	38,426	1000	3,611	249.00							
2020	2020-300009491	LUCKIE, PATRICIA A.	101	38,426	1000	3,611	245.00							
2019	2019-0009491	LUCKIE, PATRICIA A.	101	38,426		3,611	216.00							
2018	2018-0009491	LUCKIE, PATRICIA A.	101	38,426		3,495	209.00							
2017	2017-0009491	LUCKIE, PATRICIA A.	101	36,373		3,365	201.00							
2016	2016-0009491	LUCKIE, PATRICIA A.	101	36,373		3,365	201.00							
2015	2015-0009491	LUCKIE, PATRICIA A.	101	40,000		3,800	227.00							
2014	2014-0009491	LUCKIE, PATRICIA A.	101	42,103		4,052	242.00							
2013	2013-0009491	LUCKIE, PATRICIA A.	101	40,000		3,800	227.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	560 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 84

HOUSE 6/17/2025

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	89.80	Total Misc Impr	+ 9,123
Roofing Adj	+ 4.25	Garage Cost	+ 19,359
Subfloor Adj	+ 0.00	Total RCN	= 141,781
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 113,425
Plumbing Adj	+ 2.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,356
Adj Base Cost	= 98.35	Lot Value	+ 8,000
Total Area	x 1,152	Indicated Value	= 36,356
Adjusted Cost	= 113,299	Value Per SqFt	31.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,356		
Lot Value	8,000		
Indicated Value	36,356	31.56	Per SqFt
Agland Value			
Site Improvements	8,075		
Total Value	44,431	38.57	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	Enclosed Porch - Solid Wall	1485	22x7	1975	154	59.24	9,123



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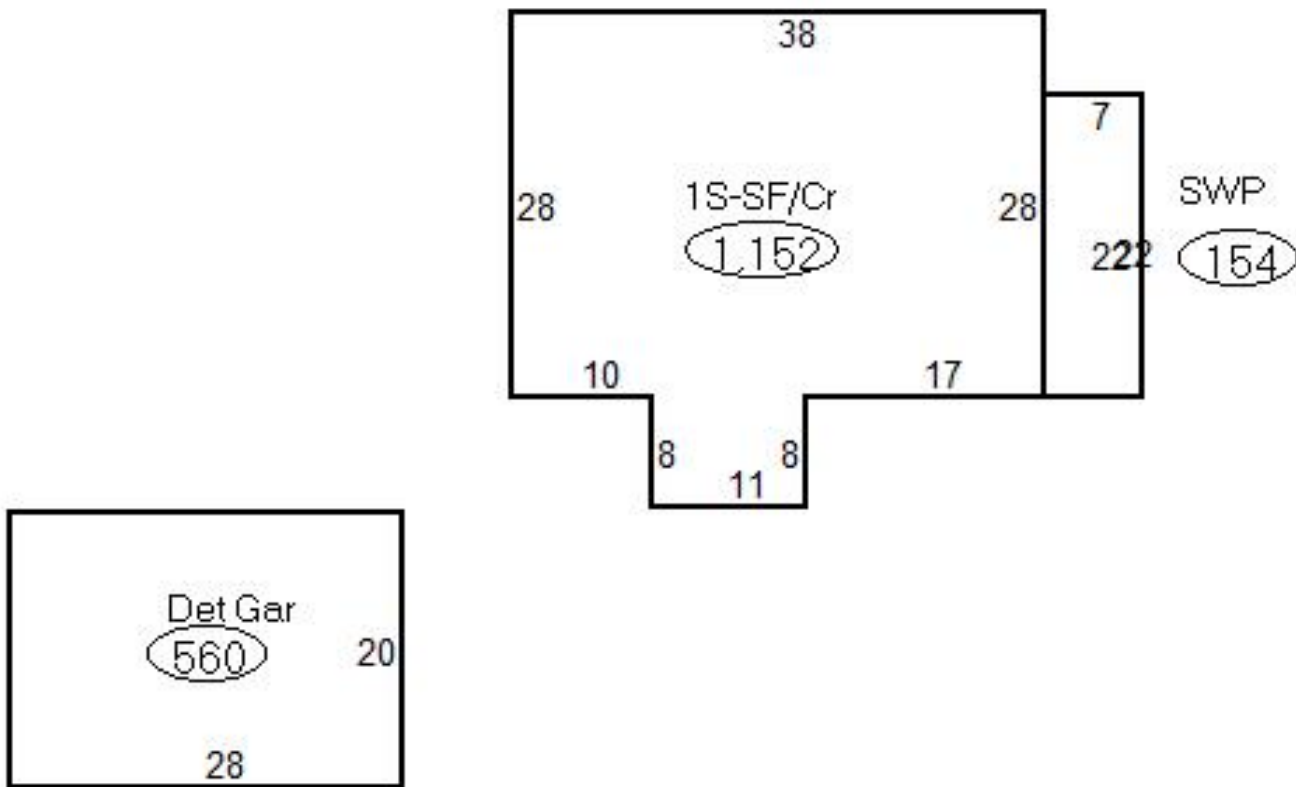
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	560	1.000	560
2	M	EPSW		20	SWP	154	1.000	154
3	R	1	Crawl	20	1S-SF/Cr	1,152	1.000	1,152
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / WOOD	16x9x6	Dirt	Formed Metal	144
	Qual	3	Cond 3	Year 2022	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (17.41 x 144)	2,507		2,507	476
						2,031
	CPDT	Carport - Detached	22x20x8	Dirt	Formed Metal	440
	Qual	3	Cond 3	Year 2014	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (4.75 x 440)	2,090		2,090	1,087
						1,003
	SHDS	Shed - Small / RED	10x8x6	Dirt	Wood Shingle	80
	Qual	3	Cond 3	Year 2003	Eff Age 23	
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (21.39 x 80)	1,711		1,711	1,112
						599
	SHDS	Shed - Small	14x10x6	Base	Wood Shingle	140
	Qual	2	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.14 x 140)	2,400		2,400	1,920
						480
	GBST	Grain Bin 1,000 BU	0x0x0	Dirt		1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296
						324
	GBST	Grain Bin 1,000 BU	0x0x0	Base		1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296
						324
	GBST	Grain Bin 1,000 BU	0x0x0	Base		1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296
						324



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CKCP	Chicken Coop	10x10x6	Dirt	Wood Shingle	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (5.19 x 100)		519		519	415	104	
	SHDS	Shed - Small / METAL	35x18x8	Base	Galvanized Metal	630	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (18.02 x 630)		11,353		11,353	9,082	2,271
	SHDS	Shed - Small / CHICKEN COOP	14x10x8	Base	Composition Roll	140	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (21.96 x 140)		3,074		3,074	2,459	615