



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:30:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300009503 Parcel ID 4001-00-003-001-0-002-00 Cadastral ID 4001-003-001-00-0-002-00 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 204 - 1T-2-ROSSTON-C Name ID 25261 MCATEE, JARRETT WADE 17850 E 15 ROAD #85 ROSSTON OK 73855-																																																																																																																									
Parcel Location Situs 41312 Subdivision ROSSTON ORIGINAL Lot/Block 0001 / 0003 Parcel Size .05 - Lots Sec/Twn/Rng / / / Neighborhood 400100 - ROSSTON/MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.81505220 -99.93793301 ROSS ORIG BLOCK 3 LOTS N 15' OF 6					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>774/262</td> <td>VAN HORN, RACHEL</td> <td>02/27/2023</td> <td>40,000</td> <td>Q</td> </tr> <tr> <td>773/187</td> <td>VAN HORN, BOYD L.</td> <td>12/21/2022</td> <td>0</td> <td>04</td> </tr> <tr> <td>758/233</td> <td>BA RAY ENTERPRISES, INC.</td> <td>03/04/2021</td> <td>45,000</td> <td>MQ</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	774/262	VAN HORN, RACHEL	02/27/2023	40,000	Q	773/187	VAN HORN, BOYD L.	12/21/2022	0	04	758/233	BA RAY ENTERPRISES, INC.	03/04/2021	45,000	MQ																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
774/262	VAN HORN, RACHEL	02/27/2023	40,000	Q																																																																																																																					
773/187	VAN HORN, BOYD L.	12/21/2022	0	04																																																																																																																					
758/233	BA RAY ENTERPRISES, INC.	03/04/2021	45,000	MQ																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>150</td> <td>150</td> <td>12%</td> <td>18</td> <td>Assessed</td> <td>18 1.21</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>150</td> <td>150</td> <td></td> <td>18</td> <td>Total Taxable</td> <td>18 1.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2024	Land Value	150	150	12%	18	Assessed	18 1.21	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	150	150		18	Total Taxable	18 1.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	2024	Land Value	150	150	12%	18	Assessed	18 1.21																																																																																																																	
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	150	150		18	Total Taxable	18 1.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300009503</td><td>MCATEE, JARRETT WADE</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2024</td><td>2024-300009503</td><td>MCATEE, JARRETT WADE</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2023</td><td>2023-300009503</td><td>MCATEE, JARRETT WADE</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2022</td><td>2022-300009503</td><td>VAN HORN, BOYD L.</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2021</td><td>2021-300009503</td><td>VAN HORN, BOYD L.</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2020</td><td>2020-300009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td>0</td><td>18</td><td>1.00</td></tr> <tr><td>2019</td><td>2019-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2018</td><td>2018-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2017</td><td>2017-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2016</td><td>2016-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2015</td><td>2015-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2014</td><td>2014-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> <tr><td>2013</td><td>2013-0009503</td><td>BA RAY ENTERPRISES, INC.</td><td>204</td><td>150</td><td></td><td>18</td><td>1.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00	2024	2024-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00	2023	2023-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00	2022	2022-300009503	VAN HORN, BOYD L.	204	150	0	18	1.00	2021	2021-300009503	VAN HORN, BOYD L.	204	150	0	18	1.00	2020	2020-300009503	BA RAY ENTERPRISES, INC.	204	150	0	18	1.00	2019	2019-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2018	2018-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2017	2017-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2016	2016-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2015	2015-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2014	2014-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00	2013	2013-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00																																																																																																																		
2024	2024-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00																																																																																																																		
2023	2023-300009503	MCATEE, JARRETT WADE	204	150	0	18	1.00																																																																																																																		
2022	2022-300009503	VAN HORN, BOYD L.	204	150	0	18	1.00																																																																																																																		
2021	2021-300009503	VAN HORN, BOYD L.	204	150	0	18	1.00																																																																																																																		
2020	2020-300009503	BA RAY ENTERPRISES, INC.	204	150	0	18	1.00																																																																																																																		
2019	2019-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2018	2018-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2017	2017-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2016	2016-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2015	2015-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2014	2014-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		
2013	2013-0009503	BA RAY ENTERPRISES, INC.	204	150		18	1.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:30:11
Page 2

Lot Data	Primary Image	
<p>Lot Size 15 x 100</p> <p>Lot Count</p> <p>Units Buildable 150</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 19 ROSSTON COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 1,500.00 x .10 = 150</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 150</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 150</p> <p>Cost Approach Value 150</p>	<p>Image Information</p> <p>Image ID 32370</p> <p>Image Date 4/7/2025</p> <p>Name 001.JPG</p> <p>Description LOT</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 150</p> <p>Total Appraised Value 150</p>	