



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:33:46
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Assessment Data					Primary Image									
Account	300011114													
Parcel ID	0000-11-27N-24W-2-002-00													
Cadastral ID	0000-27N-24W-11-2-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	102 - 4R-BUFFALO													
Name ID	16392													
HUGHES, JEREMY & LAURI HUGHES														
1230 N 183 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	01230 183 RD N													
Subdivision														
Lot/Block	/	Parcel Size	2.14 - Acres											
Sec/Twn/Rng	11 / 27 / 24 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 6/17/2025														
Legal Description Lat/Long: 36.81017069 -99.81378220														
SEC 11-27-24 TRACT IN S2NW4 BOOK 718 PAGE 82														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	0	Land Value	5,855	5,855	12%	703	Assessed	37,727 2,970.62						
Year Frozen		Improvements	308,534	308,534		37,024	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -79.00						
TIF Project ID	0	Total Value	314,389	314,389		37,727	Total Taxable	36,727 2,892.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300011114	HUGHES, JEREMY &	102	314,389	1000	36,727	2,892.00							
2024	2024-300011114	HUGHES, JEREMY &	102	330,760	1000	36,268	2,953.00							
2023	2023-300011114	HUGHES, JEREMY &	102	301,517	1000	35,182	2,910.00							
2022	2022-300011114	HUGHES, JEREMY &	102	296,594	1000	34,592	2,846.00							
2021	2021-300011114	HUGHES, JEREMY &	102	300,562	1000	35,068	2,895.00							
2020	2020-300011114	HUGHES, JEREMY &	102	300,562	1000	35,068	2,886.00							
2019	2019-0011114	HUGHES, JEREMY &	102	300,562		35,067	2,906.00							
2018	2018-0011114	HUGHES, JEREMY &	102	5,855		703	58.00							
2017	2017-0011114	HUGHES, JEREMY &	102	5,855		703	58.00							
2016	2016-0011114	HUGHES, JEREMY &	102	5,855		703	60.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.14 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.14 x 2,735.98 = 5,855 Factor Value Adjustments Lot Value 5,855		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Vinyl 40% Frame, Siding, Met
Base/Total Area	2,168 / 2,588
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	600 Built-In Garage
Remodel	
Year/Eff Age	2018 / 6

HOUSE 6/17/2025

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	305,993		
Lot Value	5,855		
Indicated Value	311,848	120.50	Per SqFt
Agland Value			
Site Improvements	5,916		
Total Value	317,764	122.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.87	Total Misc Impr	+ 28,171
Roofing Adj	+ 5.13	Garage Cost	+ 20,308
Subfloor Adj	+ 0.00	Total RCN	= 325,524
Heat/Cool Adj	+ 13.89	Depreciation (6%)	- 19,531
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 305,993
Adj Base Cost	= 107.05	Lot Value	+ 5,855
Total Area	x 2,588	Indicated Value	= 311,848
Adjusted Cost	= 277,045	Value Per SqFt	120.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Patio - Covered	1404	632	2018	632	31.62		19,984
WODC	Patio - Covered	1405	22x9	2018	198	41.35		8,187



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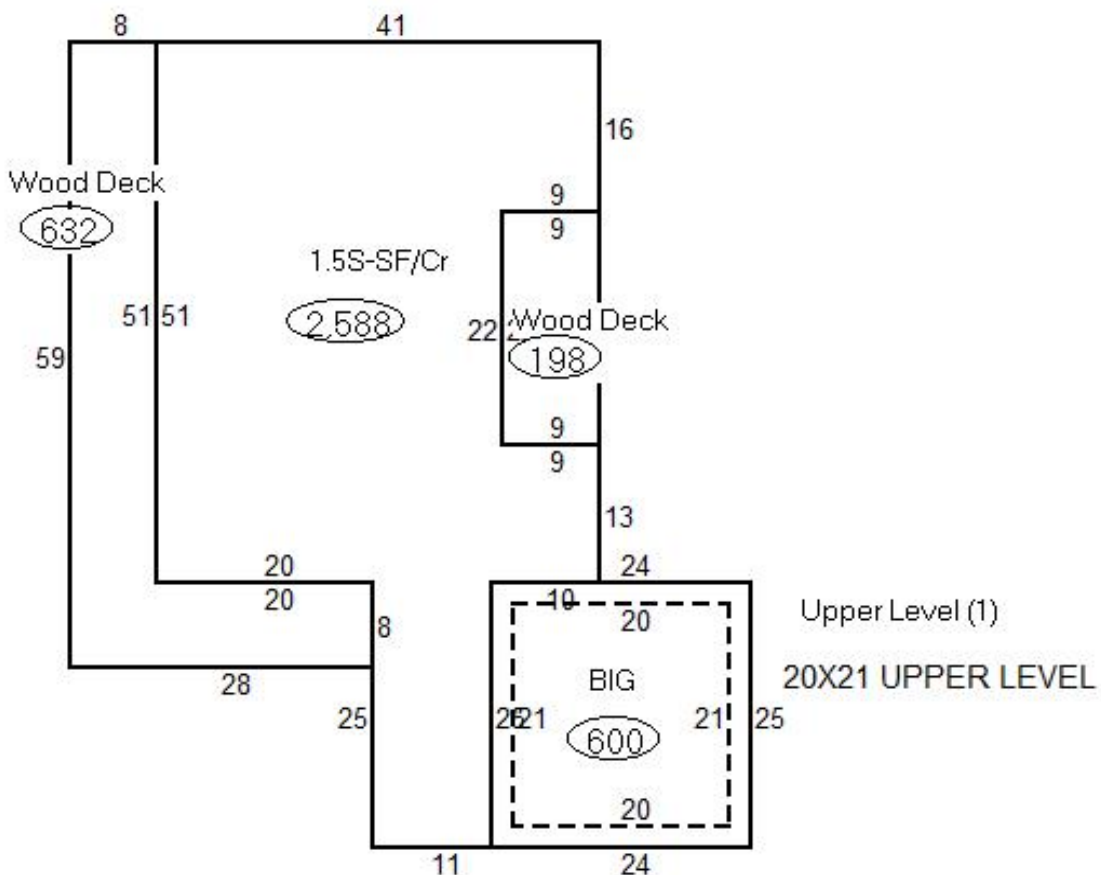
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	2,168	1.194	2,588
2	G	8		20	BIG	600	1.000	600
3	M	WODC		20	Wood Deck	632	1.000	632
4	M	WODC		20	Wood Deck	198	1.000	198
5	U	^UL		20	Upper Level (1)	420	1.000	420
6	N	0		20	20X21 UPPER LEVEL		0.000	
Total Building Area						2,168		2,588



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping Cont North Grey	20x8x8			160	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 160)	3,605		3,605	685	2,920
	PACN	Paving - Concrete / DRIVEWAY	23x20x0		Concrete	460	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 460)	1,918		1,918	863	1,055
	PACN	Paving - Concrete / BACK PATIO	15x10x0		Concrete	150	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (6.35 x 150)	953		953	429	524
	PACN	Paving - Concrete / SIDEWALK S. OF GARAG	16x5x0		Concrete	80	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (7.35 x 80)	588		588	265	323
	PACN	Paving - Concrete / SIDEWALK W. OF GARAG	22x5x0		Concrete	110	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (6.93 x 110)	762		762	343	419
	PACN	Paving - Concrete / BACK SIDEWALK	50x5x0		Concrete	250	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (4.91 x 250)	1,228		1,228	553	675