



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:33:49
 Page 1

Assessment Data					Primary Image																																																																																												
Account 300011117 Parcel ID 0000-34-26N-23W-4-002-00 Cadastral ID 0000-26N-23W-34-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 104 - J-5-FORT SUPPLY Name ID 16612 COSNER, ROLLA J. & CAROL I. CARRELL 18873 E 23 ROAD LAVERNE OK 73848- Parcel Location Situs 3426N23W42 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 34 / 26 / 23 / 4 Neighborhood 1000 - COUNTY School District J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>HOME 5/19/2022</p>																																																																																												
Legal Description Lat/Long: 36.75002054 -99.82957388 SEC 34-26-23 E2SE4 BOOK 719 PAGE 135																																																																																																	
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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																									
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																													
Number	Description	Opened	Closed	Amount																																																																																													
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>66.830</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td></td> <td>Land Value</td> <td>14,673</td> <td>14,673</td> <td>12%</td> <td>1,761</td> <td>Assessed</td> <td>16,597 1,109.18</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>31,751</td> <td>31,740</td> <td></td> <td>3,809</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>91,889</td> <td>91,889</td> <td></td> <td>11,027</td> <td>Exemption</td> <td>1,000 -67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>138,313</td> <td>138,302</td> <td></td> <td>16,597</td> <td>Total Taxable</td> <td>15,597 1,042.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax	Remove Cap		Land Value	14,673	14,673	12%	1,761	Assessed	16,597 1,109.18	Year Frozen		Improvements	31,751	31,740		3,809	Penalty	0	Uncapped Value	0	Mobile Home	91,889	91,889		11,027	Exemption	1,000 -67.00	TIF Project ID	0	Total Value	138,313	138,302		16,597	Total Taxable	15,597 1,042.00	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>719/135</td> <td>T-BONE ENTERPRISES</td> <td>07/20/2016</td> <td>126,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	719/135	T-BONE ENTERPRISES	07/20/2016	126,000	Q																																	
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax																																																																																									
Remove Cap		Land Value	14,673	14,673	12%	1,761	Assessed	16,597 1,109.18																																																																																									
Year Frozen		Improvements	31,751	31,740		3,809	Penalty	0																																																																																									
Uncapped Value	0	Mobile Home	91,889	91,889		11,027	Exemption	1,000 -67.00																																																																																									
TIF Project ID	0	Total Value	138,313	138,302		16,597	Total Taxable	15,597 1,042.00																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																													
719/135	T-BONE ENTERPRISES	07/20/2016	126,000	Q																																																																																													
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>2025-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>137,246</td> <td>1000</td> <td>15,113</td> <td>1,010.00</td> </tr> <tr> <td>2024</td> <td>2024-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>133,123</td> <td>1000</td> <td>13,821</td> <td>924.00</td> </tr> <tr> <td>2023</td> <td>2023-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>119,916</td> <td>1000</td> <td>13,390</td> <td>895.00</td> </tr> <tr> <td>2022</td> <td>2022-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>110,816</td> <td>0</td> <td>13,298</td> <td>889.00</td> </tr> <tr> <td>2021</td> <td>2021-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>110,816</td> <td>0</td> <td>13,298</td> <td>889.00</td> </tr> <tr> <td>2020</td> <td>2020-300011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>110,816</td> <td>0</td> <td>13,298</td> <td>1,059.00</td> </tr> <tr> <td>2019</td> <td>2019-0011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>9,740</td> <td></td> <td>1,169</td> <td>94.00</td> </tr> <tr> <td>2018</td> <td>2018-0011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>9,740</td> <td></td> <td>1,169</td> <td>93.00</td> </tr> <tr> <td>2017</td> <td>2017-0011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>9,740</td> <td></td> <td>1,169</td> <td>94.00</td> </tr> <tr> <td>2016</td> <td>2016-0011117</td> <td>COSNER, ROLLA J. &</td> <td>104</td> <td>9,740</td> <td></td> <td>1,169</td> <td>94.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300011117	COSNER, ROLLA J. &	104	137,246	1000	15,113	1,010.00	2024	2024-300011117	COSNER, ROLLA J. &	104	133,123	1000	13,821	924.00	2023	2023-300011117	COSNER, ROLLA J. &	104	119,916	1000	13,390	895.00	2022	2022-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	889.00	2021	2021-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	889.00	2020	2020-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	1,059.00	2019	2019-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00	2018	2018-0011117	COSNER, ROLLA J. &	104	9,740		1,169	93.00	2017	2017-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00	2016	2016-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-300011117	COSNER, ROLLA J. &	104	137,246	1000	15,113	1,010.00																																																																																										
2024	2024-300011117	COSNER, ROLLA J. &	104	133,123	1000	13,821	924.00																																																																																										
2023	2023-300011117	COSNER, ROLLA J. &	104	119,916	1000	13,390	895.00																																																																																										
2022	2022-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	889.00																																																																																										
2021	2021-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	889.00																																																																																										
2020	2020-300011117	COSNER, ROLLA J. &	104	110,816	0	13,298	1,059.00																																																																																										
2019	2019-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00																																																																																										
2018	2018-0011117	COSNER, ROLLA J. &	104	9,740		1,169	93.00																																																																																										
2017	2017-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00																																																																																										
2016	2016-0011117	COSNER, ROLLA J. &	104	9,740		1,169	94.00																																																																																										



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:33:49
 Page 2

Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.00 x 5,000.00 = 5,000		
Factor Value			
Adjustments			
Lot Value	5,000		



HOME 5/19/2022

Residential Data	
Type	6 Mobile Home 68 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,904 / 1,904
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 7

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	91,889		
Lot Value	5,000		
Indicated Value	96,889	50.89	Per SqFt
Agland Value	9,673		
Site Improvements	31,751		
Total Value	138,313	72.64	Total Value Per SqFt

Cost Approach

Cost Approach		Manual :	
Base Cost	46.18	Total Misc Impr	+ 4,634
Roofing Adj	+ 2.14	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,392
Heat/Cool Adj	+ 1.94	Depreciation (16%)	- 17,503
Plumbing Adj	+ 4.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,889
Adj Base Cost	= 55.02	Lot Value	+ 5,000
Total Area	x 1,904	Indicated Value	= 96,889
Adjusted Cost	= 104,758	Value Per SqFt	50.89

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8327	40x8	2019	320	14.48		4,634



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

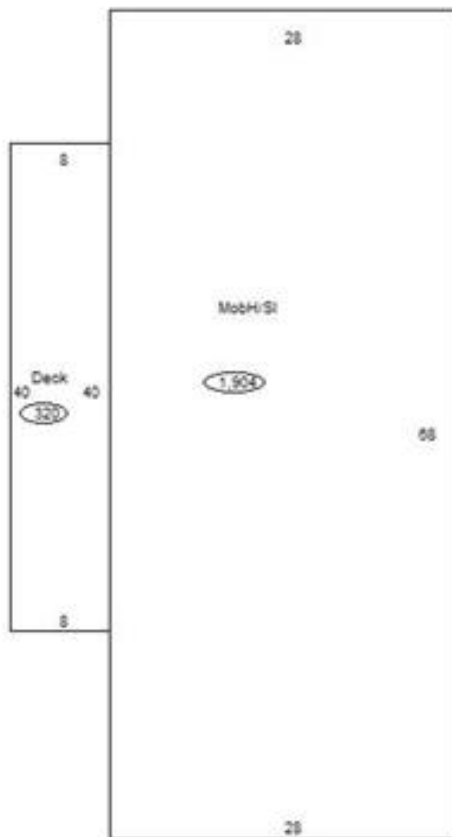
Date 02/06/2026

Time 07:33:49

Page 3

Sketch Image

300011117



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	13	MobH/Sl	1,904	1.000	1,904
2	M	WODO		13	Deck	320	1.000	320
Total Building Area						1,904		1,904



Harper






Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:33:49
 Page 4

300011117

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x30x8		Formed Metal	900
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (8.04 x 900)		7,236		7,236	868	6,368
	SHDS	SHED-BEE HONEY PROCESSING WHITE	20x12x10	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Office Finish		Finished Area	Fixture Count			7,373
Warm & Cooled Air		Total Area				1,442
0						
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (20.18 x 240)		4,843	8,815	13,658	1,912	11,746
	SHDS	Yard Shed - Wood	10x8x6		Formed Metal	80
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (25.28 x 80)		2,022		2,022	283	1,739
	SHDS	Yard Shed - Metal	26x10x8		Formed Metal	260
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (19.53 x 260)		5,078		5,078	711	4,367
	PACN	Paving - Concrete	10x10x0			100
	Qual 3	Cond 3	Year 2020	Eff Age 6		
0						
0						
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (7.07 x 100)		707		707	226	481
	SHDS	Shipping/Storage Container	40x15x10		Formed Metal	600
	Qual 3	Cond 3	Year 2018	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (18.65 x 600)		11,190		11,190	4,140	7,050



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:33:49
Page 5

Agland Inventory

300011117

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			.972	154	154	149	149
PB	PRATT HUMMOCKY	NP	40			11.014	128	128	1,410	1,410
PC	PRATT LOAMY BILLOWY	CR	37			11.282	188	188	2,125	2,125
PC	PRATT LOAMY BILLOWY	NP	37			33.135	118	118	3,923	3,923
PD	PRATT LOAMY HUMMOCKY	CR	31			.913	158	158	144	144
PD	PRATT LOAMY HUMMOCKY	NP	31			17.423	99	99	1,728	1,728
PE	PRATT LOAMY DUNED	CR	20			.650	102	102	66	66
QA	QUINLAN LOAM	CR	11			.058	56	56	3	3
QA	QUINLAN LOAM	NP	11			3.554	35	35	125	125
NP Totals						79.000			9,673	9,673
Total Agland						79.000			9,673	9,673