



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000378 <b>Parcel ID</b> 0000-03-25N-23W-1-004-00 <b>Cadastral ID</b> 0000-25N-23W-03-1-004-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 104 - J-5-FORT SUPPLY <b>Name ID</b> 12510 LEHENBAUER, MATT AND CONYETTA LEHENBAUER  18894 E 23 RD LAVERNE OK 73848-4831  <b>Parcel Location</b> <b>Situs</b> 18894 23 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 3 / 25 / 23 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> J-5-FS - J-5-FORT SUPPLY (Woodward)					<p>0000-03-25N-23W-1-004-00 0378 4/9/22</p> <p>6 5/10/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.75583031 -99.77971121 SEC 3-25-23 2 AC TRACT IN LOT 1 BOOK 618 PAGE 423																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-03-25N-23W-1-004-00 0378 4/9/22</p>

Residential Data	
Type	6 Mobile Home 60 x 28
Condition	2 - Fair
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,616 / 1,616
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	EXTWALL -
Year/Eff Age	2002 / 24

6	5/10/2022
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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	47.31	Total Misc Impr	+ 4,085
Roofing Adj	+ 2.22	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 96,892
Heat/Cool Adj	+ 2.29	Depreciation ( 48%)	- 46,508
Plumbing Adj	+ 5.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,384
Adj Base Cost	= 57.43	Lot Value	+ 5,750
Total Area	x 1,616	Indicated Value	= 56,134
Adjusted Cost	= 92,807	Value Per SqFt	34.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,384		
Lot Value	5,750		
Indicated Value	56,134	34.74	Per SqFt
Agland Value			
Site Improvements	16,331		
Total Value	72,465	44.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8397	20x7		140	21.36		2,990
PATC	Patio - Covered	8398	16x4		64	17.11		1,095



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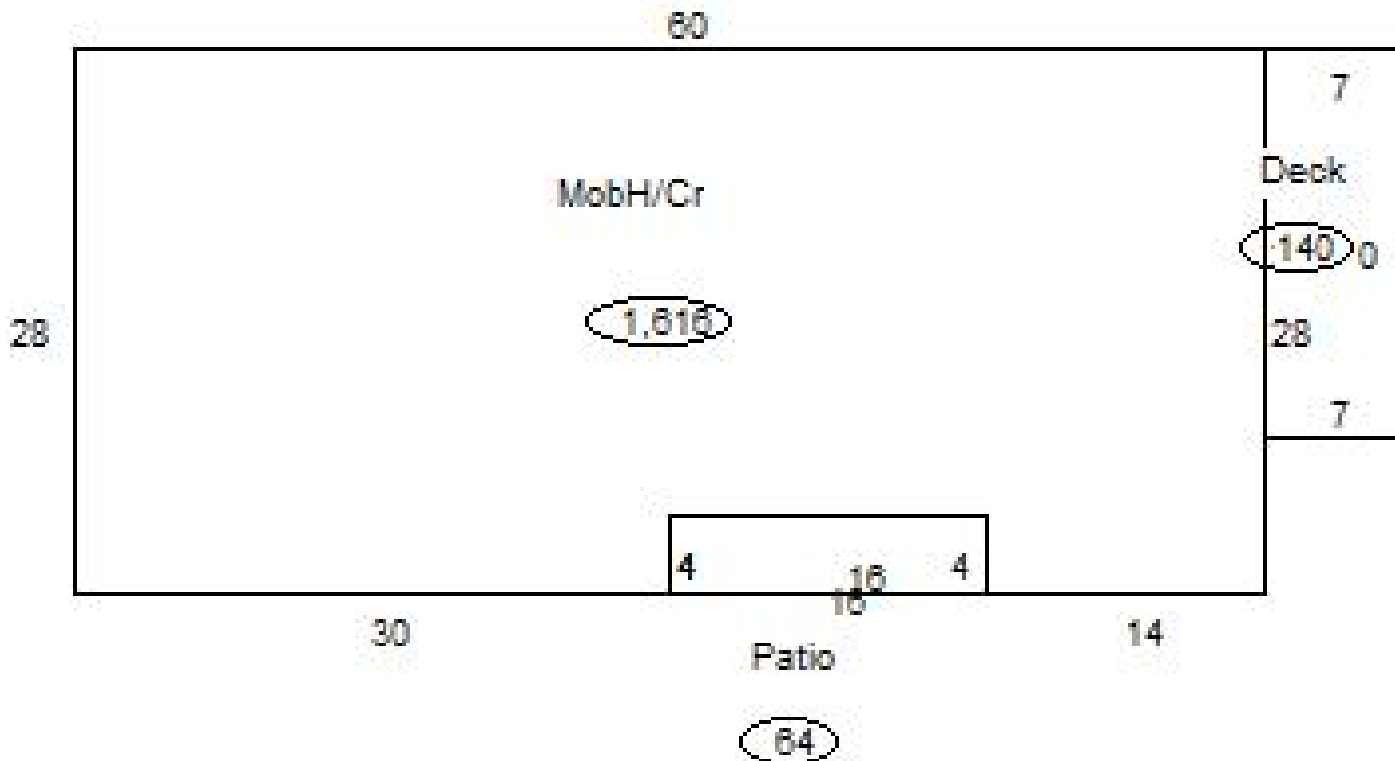
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Sketch Image

300000378



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,616	1.000	1,616
2	M	WODO		20	Deck	140	1.000	140
3	M	PATC		20	Patio	64	1.000	64
<b>Total Building Area</b>						1,616		1,616



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	30x24x12		Formed Metal	720	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
				0			
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 720)		23,861		23,861	8,113	15,748
	PACN	Paving - Concrete	28x24x0			672	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
				0			
				0			
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.13 x 672)		2,775		2,775	2,192	583