



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	300000515													
Parcel ID	0000-15-25N-24W-3-001-00													
Cadastral ID	0000-25N-24W-15-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	101 - 1R-LAVERNE													
Name ID	12566													
REEVES, ANNE P. TRUST														
18908 SADDLE RIVER DRIVE EDMOND OK 73012-0000														
Parcel Location														
Situs	02554 N 182 RD													
Subdivision														
Lot/Block	/	Parcel Size	153.66 - Acres											
Sec/Twn/Rng	15 / 25 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.60055968 -99.66574967														
SEC.15-25-24 SW4 LESS N 110' BOOK 583 PAGE 710 ANNE P. REEVES & JAMES E REEVES CO-TRUSTEES														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	REEVES, ANNE P. (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	46,900	46,900	12%	5,628	Assessed	12,132	815.15					
Year Frozen		Improvements	85,317	54,198		6,504	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	132,217	101,098		12,132	Total Taxable	12,132	815.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000515	REEVES, ANNE P. TRUST	101	132,217	0	11,778	791.00							
2024	2024-300000515	REEVES, ANNE P. TRUST	101	139,932	0	11,436	761.00							
2023	2023-300000515	REEVES, ANNE P. TRUST	101	177,557	0	11,102	746.00							
2022	2022-300000515	REEVES, ANNE P. (TRUST)	101	89,827	0	10,779	730.00							
2021	2021-300000515	REEVES, ANNE P. (TRUST)	101	89,827	0	10,779	744.00							
2020	2020-300000515	REEVES, ANNE P. (TRUST)	101	89,827	0	10,779	730.00							
2019	2019-0000515	REEVES, ANNE P. (TRUST)	101	90,419		10,850	648.00							
2018	2018-0000515	REEVES, ANNE P. (TRUST)	101	91,010		10,629	634.00							
2017	2017-0000515	REEVES, ANNE P. (TRUST)	101	88,052		10,320	616.00							
2016	2016-0000515	REEVES, ANNE P. (TRUST)	101	88,598		10,020	598.00							
2015	2015-0000515	REEVES, ANNE P. (TRUST)	101	87,166		9,728	581.00							
2014	2014-0000515	REEVES, ANNE P. (TRUST)	101	81,155		9,444	564.00							
2013	2013-0000515	REEVES, ANNE P. (TRUST)	101	82,026		9,170	547.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
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		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

HOUSE SKETCH 11/16/2023

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	41,900		
Site Improvements	83,542		
Total Value	130,442	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	24x26x0			624
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.14 x 624)		2,583		2,583 2,066		517
	PACN	Paving - Concrete / SIDEWALK	50x5x0			250
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.91 x 250)		1,228		1,228 982		246
	UTIL	Utility Building	100x30x10		Formed Metal	3,000
	Qual 3	Cond 3	Year 2005	Eff Age 21		
	Residential Living Area	Area	2100			99,478
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (21.13 x 3,000)		63,390		162,868 81,434		81,434
	PRCH	Slab Porch - Covered	22x8x0		Formed Metal	176
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)		RCNLD
Base Cost (22.47 x 176)		3,955		3,955 2,610		1,345



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			24.293	138	138	3,343	3,343
LA	LAS ANIMAS SOILS	CR	43			1.527	219	219	334	334
LC	LINCOLN SOILS	NP	23			3.876	74	74	285	285
PA	PRATT BILLOWY	CR	48			2.748	244	244	671	671
PB	PRATT HUMMOCKY	CR	40			13.966	204	204	2,843	2,843
PD	PRATT LOAMY HUMMOCKY	NP	31			7.170	99	99	711	711
PD	PRATT LOAMY HUMMOCKY	CR	31			2.090	158	158	330	330
SC	SPUR CLAY LOAM	NP	70			8.881	224	224	1,989	1,989
SC	SPUR CLAY LOAM	CR	70			61.425	356	356	21,886	21,886
SD	SPUR LOAM	CR	70			26.684	356	356	9,508	9,508
CR Totals						152.660			41,900	41,900
Total Agland						152.660			41,900	41,900