



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	300000526													
Parcel ID	0000-17-25N-24W-3-001-00													
Cadastral ID	0000-25N-24W-17-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12572													
BREON, C.J.														
RT 1 BOX 143														
MAY OK 73851-0000														
Parcel Location														
Situs	18007 E 26 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	17 / 25 / 24 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.60253657 -99.67329887														
Building Permits														
SEC.17-25-24 SW4 BOOK 724 PG 593														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </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					
					724/593	DUDLEY, BETTY L.	03/24/2017	232,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	29,209	29,209	12%	3,505	Assessed	11,067	743.59					
Year Frozen		Improvements	83,608	63,014		7,562	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	112,817	92,223		11,067	Total Taxable	11,067	744.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000526	BREON, C.J.	101	112,817	0	10,744	722.00							
2024	2024-300000526	BREON, C.J.	101	118,543	0	10,431	694.00							
2023	2023-300000526	BREON, C.J.	101	104,059	0	10,128	680.00							
2022	2022-300000526	BREON, C.J.	101	81,941	0	9,833	666.00							
2021	2021-300000526	BREON, C.J.	101	81,941	0	9,833	679.00							
2020	2020-300000526	BREON, C.J.	101	81,941	0	9,833	666.00							
2019	2019-0000526	BREON, C.J.	101	82,988		9,959	594.00							
2018	2018-0000526	BREON, C.J.	101	81,138		9,736	581.00							
2017	2017-0000526	BREON, C.J.	101	81,138		8,537	509.00							
2016	2016-0000526	DUDLEY, BETTY L.	101	83,072		7,289	435.00							
2015	2015-0000526	DUDLEY, BETTY L.	101	81,793		7,047	421.00							
2014	2014-0000526	DUDLEY, BETTY L.	101	80,510		6,813	407.00							
2013	2013-0000526	DUDLEY, BETTY L.	101	75,962		6,586	393.00							



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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		



HOUSE 6/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Plywood or Hardboard 90% Veneer, N
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,800
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 56

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	59,092		
Lot Value	5,000		
Indicated Value	64,092	35.61	Per SqFt
Agland Value	24,209		
Site Improvements	22,858		
Total Value	111,159	61.76	Total Value Per SqFt

Cost Approach Manual :

Base Cost	74.60	Total Misc Impr	+	488
Roofing Adj	+ 3.11	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	164,144
Heat/Cool Adj	+ 8.78	Depreciation (64%)	-	105,052
Plumbing Adj	+ 4.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	59,092
Adj Base Cost	= 90.92	Lot Value	+	5,000
Total Area	x 1,800	Indicated Value	=	64,092
Adjusted Cost	= 163,656	Value Per SqFt		35.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	151	56		56	8.72		488



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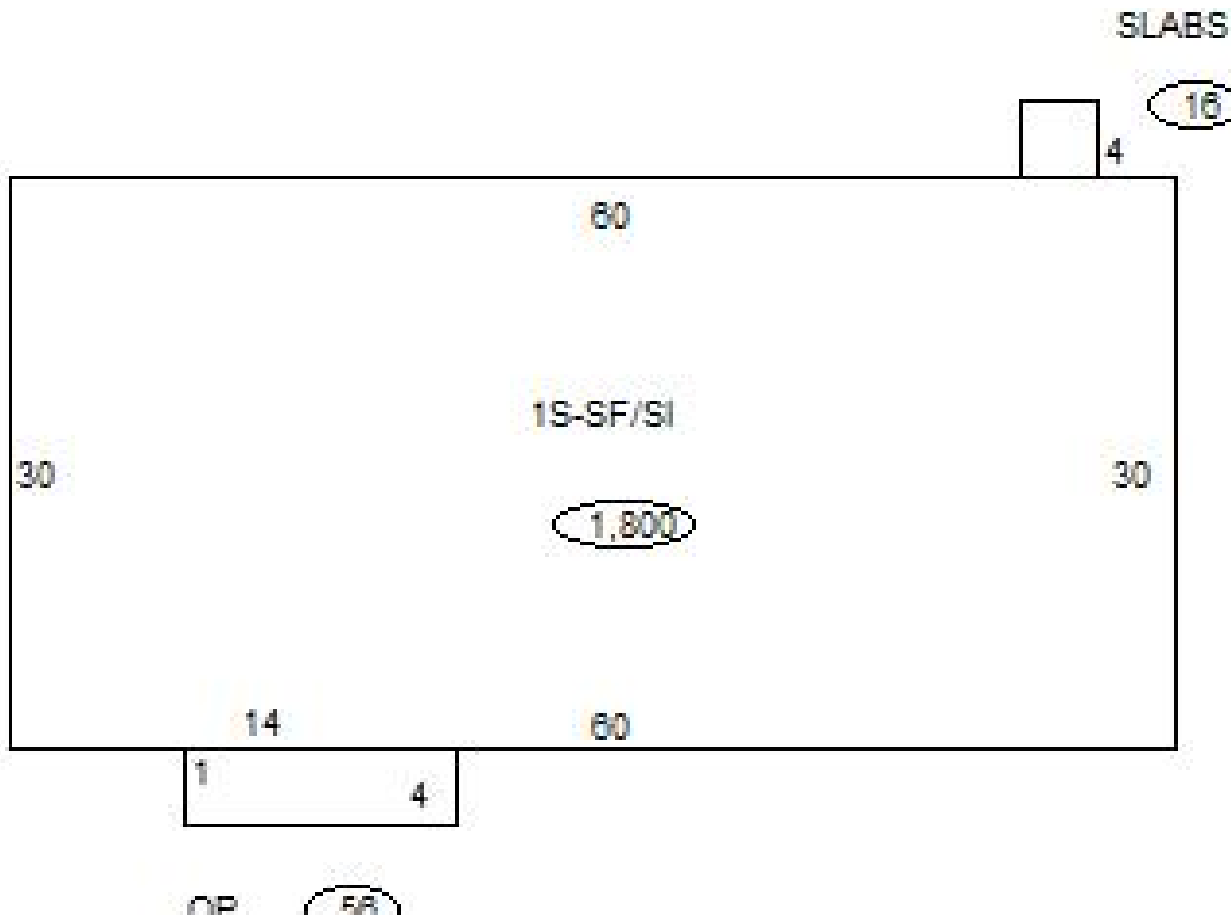
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	PATO		20	SLABS	16	1.000	16
2	M	PATO		20	OP	56	1.000	56
3	R	1	Slab	20	1S-SF/SI	1,800	1.000	1,800
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	62x44x16		Formed Metal	2,728
	Qual 3	Cond 3	Year 1980	Eff Age	46	
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (23.20 x 2,728)		63,290		63,290	43,670	19,620
	GBST	Grain Bin 2200 BUSHEL	0x0x0			2,200
	Qual 1	Cond 1	Year 1980	Eff Age	64	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.28 x 2,200)		2,816		2,816	2,253	563
	GBST	Grain Bin - 1500 BU	0x0x0			1,500
	Qual 1	Cond 1	Year 1980	Eff Age	64	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (1.28 x 1,500)		1,920		1,920	1,536	384
	GRDT	Garage - Detached	20x20x12		Galvanized Metal	400
	Qual 1	Cond 1	Year 1979	Eff Age	66	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (22.42 x 400)		8,968		8,968	7,174	1,794
	PATO	Slab Class C	40x4x0			160
	Qual 3	Cond 3	Year 1979	Eff Age	47	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (9.31 x 160)		1,490		1,490	1,192	298
	PACN	Paving - Concrete / SIDEWALK	40x4x0			160
	Qual 3	Cond 3	Year 1979	Eff Age	47	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.21 x 160)		994		994	795	199
	BNV	Building No Value	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (0.00 x)						



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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
CA	CAREY SILT 1-3%	CR	50			4.061	255	255	1,033	1,033
CA	CAREY SILT 1-3%	NP	50			5.337	160	160	854	854
LC	LINCOLN SOILS	NP	23			45.380	74	74	3,340	3,340
LC	LINCOLN SOILS	CR	23			13.646	117	117	1,598	1,598
PA	PRATT BILLOWY	NP	48			.620	154	154	95	95
PA	PRATT BILLOWY	CR	48			5.352	244	244	1,308	1,308
PD	PRATT LOAMY HUMMOCKY	NP	31			1.142	99	99	113	113
PD	PRATT LOAMY HUMMOCKY	CR	31			2.627	158	158	414	414
QC	QUINLAN-WDWARD 5-12%	NP	14			5.349	45	45	240	240
QC	QUINLAN-WDWARD 5-12%	CR	14			4.636	71	71	330	330
SD	SPUR LOAM	NP	70			5.714	224	224	1,280	1,280
SD	SPUR LOAM	CR	70			21.771	356	356	7,757	7,757
WB	WOODWARD 3-8%	NP	33			1.773	106	106	187	187
WB	WOODWARD 3-8%	CR	33			20.870	168	168	3,506	3,506
WD	WOODWARD-QUINLAN3-8%	NP	23			6.250	74	74	460	460
WD	WOODWARD-QUINLAN3-8%	CR	23			14.472	117	117	1,694	1,694
CR Totals						159.000			24,209	24,209
Total Agland						159.000			24,209	24,209