



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	300000527													
Parcel ID	0000-17-25N-24W-4-001-00													
Cadastral ID	0000-25N-24W-17-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12570													
BREON, KERRY & SUSAN BREON														
2567 N 181 RD MAY OK 73851-0000														
Parcel Location														
Situs	02567 N 181 RD													
Subdivision														
Lot/Block	/	Parcel Size	118 - Acres											
Sec/Twn/Rng	17 / 25 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.60525925 -99.67357540														
SEC.17-25-24 SE4 LESS TRACT BOOK 506 PAGE 482														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					506/482	OAKLEY, LEONA F., ETAL	04/21/1995	44,000	Q					
					/	BREON, KERRY &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	33,788	33,788	12%	4,055	Assessed	15,679	1,053.47					
Year Frozen		Improvements	144,285	96,867		11,624	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	178,073	130,655		15,679	Total Taxable	14,679	986.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000527	BREON, KERRY &	101	178,073	1000	14,222	956.00							
2024	2024-300000527	BREON, KERRY &	101	147,337	1000	12,509	832.00							
2023	2023-300000527	BREON, KERRY &	101	141,821	1000	12,116	814.00							
2022	2022-300000527	BREON, KERRY &	101	106,116	1000	11,734	794.00							
2021	2021-300000527	BREON, KERRY &	101	119,885	1000	13,386	924.00							
2020	2020-300000527	BREON, KERRY &	101	119,885	1000	13,386	907.00							
2019	2019-0000527	BREON, KERRY &	101	121,385		13,566	810.00							
2018	2018-0000527	BREON, KERRY &	101	123,060		13,767	822.00							
2017	2017-0000527	BREON, KERRY &	101	120,728		13,487	805.00							
2016	2016-0000527	BREON, KERRY &	101	122,374		13,685	817.00							
2015	2015-0000527	BREON, KERRY &	101	122,170		13,286	793.00							
2014	2014-0000527	BREON, KERRY &	101	115,584		12,870	768.00							
2013	2013-0000527	BREON, KERRY &	101	128,127		14,375	858.00							



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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		<p>0000-17-25N-24W-4-001-00 6/3/2022 ACCT. #527</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,283 / 3,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,283
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 / 0.5
Basement Area	
Garage Type	425 Attached Garage - Finished
Remodel	
Year/Eff Age	1960 / 66

HOUSE	6/6/2022
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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	68.54	Total Misc Impr	+ 20,934
Roofing Adj	+ 3.12	Garage Cost	+ 13,023
Subfloor Adj	+ -0.82	Total RCN	= 305,428
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 213,799
Plumbing Adj	+ 2.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,629
Adj Base Cost	= 82.69	Lot Value	+ 5,000
Total Area	x 3,283	Indicated Value	= 96,629
Adjusted Cost	= 271,471	Value Per SqFt	29.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,629		
Lot Value	5,000		
Indicated Value	96,629	29.43	Per SqFt
Agland Value	28,788		
Site Improvements	57,181		
Total Value	182,598	55.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155	46x20		920	18.67		17,176
RSPC	Raised Slab Porch - Covered	156	9x7		63	36.24		2,283
PRCH	Slab Porch - Covered	157	9x8		72	20.48		1,475



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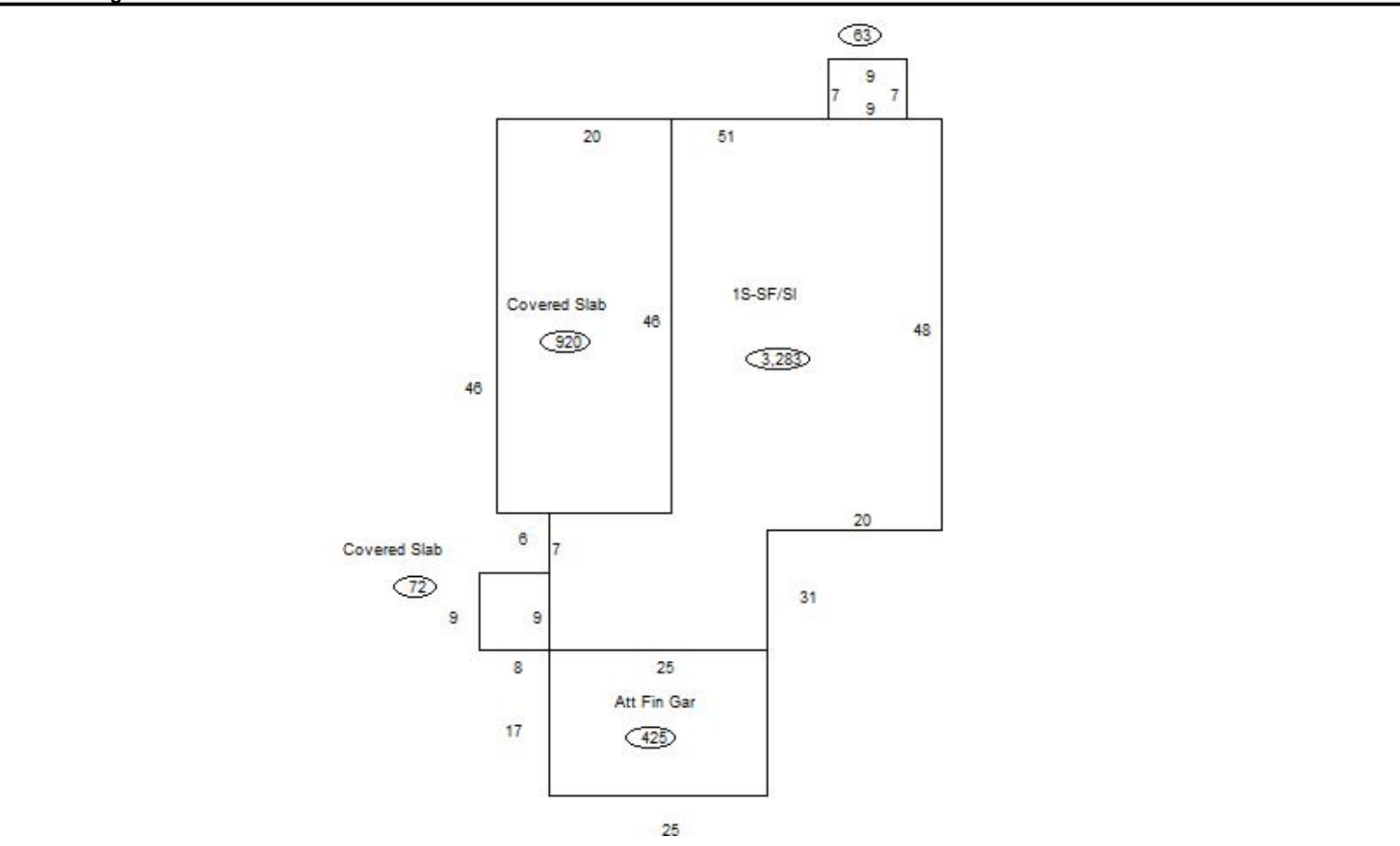
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,283	1.000	3,283
2	G	5		20	Att Fin Gar	425	1.000	425
3	M	PRCH		20	Covered Slab	920	1.000	920
4	M	RSPC		20	Porch	63	1.000	63
5	M	PRCH		20	Covered Slab	72	1.000	72
Total Building Area						3,283		3,283



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	35x40x0	Concrete	Formed Metal	1,400
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (26.25 x 1,400)		36,750		36,750	1,103	35,647
	LNT0	Lean To - Attached EAST SIDE OF EQUIP. S	35x20x0		Formed Metal	700
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (6.41 x 700)		4,487		4,487	538	3,949
	LNT0	Lean To - Attached WEST SIDE OF EQUIP. S	35x20x0		Formed Metal	700
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (6.41 x 700)		4,487		4,487	538	3,949
	PACN	Paving - Concrete EQUIP. SHD DRIVE	40x40x0			1,600
	Qual 3	Cond 3	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (3.99 x 1,600)		6,384		6,384	958	5,426
	GBST	Grain Bin - Storage 1000 BU	0x0x0			1,000
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (1.62 x 1,000)		1,620		1,620	988	632
	PACN	Paving - Concrete / SOUTH SIDEWALK	28x5x0			140
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.49 x 140)		909		909	727	182
	PACN	Paving - Concrete /SE SIDEWALK	31x5x0			155
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.27 x 155)		972		972	778	194



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	24x5x0			120
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.78 x 120)		814		814	651	163
	PACN	Paving - Concrete / EAST SIDEWALK	36x5x0			180
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.92 x 180)		1,066		1,066	853	213
	PACN	Paving - Concrete / WEST SIDEWALK	25x5x0			125
	Qual 3	Cond 3	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.71 x 125)		839		839	671	168
	SHDS	Shipping/Storage Container	20x8x6		Formed Metal	160
	Qual 2	Cond 2	Year 2005	Eff Age 25		
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
Base Cost (18.14 x 160)		2,902		2,902	1,973	929
	SHDS	Yard Shed - Metal	20x12x6		Galvanized Metal	240
	Qual 1	Cond 1	Year 2005	Eff Age 29		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (12.38 x 240)		2,971		2,971	2,228	743
	ASC	Awing/Shelter/Carport	82x24x14		Galvanized Metal	1,968
	Qual 2	Cond 2	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (3.27 x 1,968)		6,435		6,435	5,084	1,351
	PACN	Paving - Concrete SOUTH OF SHED	43x26x0			1,118
	Qual 2	Cond 2	Year 1980	Eff Age 55		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.62 x 1,118)		4,047		4,047	3,238	809



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	12x6x6		Galvanized Metal	72	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (21.35 x 72)		1,537		1,537	1,230	307
	EQSL	Equipment Shelter	10x10x9	Base	Galvanized Metal	79	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
	Base Cost (17.38 x 79)		1,373		1,373	1,030	343
	LOAF	Loafing Shed	20x20x10		Composition Roll	400	
	Qual	1	Cond 1	Year 1975	Eff Age 71		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.77 x 400)		1,908		1,908	1,526	382
	SHDS	Shed - Small	40x20x14	Concrete	Galvanized Metal	800	
	Qual	1	Cond 1	Year 1950	Eff Age 106		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (11.21 x 800)		8,968		8,968	7,174	1,794



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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			.923	255	255	235	235
PA	PRATT BILLOWY	CR	48			96.675	244	244	23,620	23,620
PD	PRATT LOAMY HUMMOCKY	CR	31			2.963	158	158	468	468
SC	SPUR CLAY LOAM	CR	70			8.984	356	356	3,201	3,201
SD	SPUR LOAM	CR	70			.062	356	356	22	22
WB	WOODWARD 3-8%	CR	33			7.393	168	168	1,242	1,242
CR Totals						117.000			28,788	28,788
Total Agland						117.000			28,788	28,788