




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 300000607 Parcel ID 0000-30-25N-24W-2-003-00 Cadastral ID 0000-25N-24W-30-2-003-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12600 BOHLING, JAMES C. ETUX 2730 N 179 RD MAY OK 73851-5106 Parcel Location Situs 02730 NS 179 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 30 / 25 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					 <p>0000-30-25N-24W-2-003-00 5/16/2022 ACCT. #607</p> <p>1 5/17/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.59791507 -99.70607481 SEC 30-25-24 LOT 2;SE4NW4;LOT 3;NE4SW4																																																																																																																								
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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>0000-30-25N-24W-2-003-00 5/16/2022 ACCT. #607</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,376 / 2,376
Style	100% One Story
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	
Year/Eff Age	1973 / 64



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	65.02	Total Misc Impr	+ 7,525
Roofing Adj	+ 2.93	Garage Cost	+ 0
Subfloor Adj	+ 1.73	Total RCN	= 201,929
Heat/Cool Adj	+ 8.78	Depreciation (70%)	- 141,350
Plumbing Adj	+ 3.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,579
Adj Base Cost	= 81.82	Lot Value	+ 5,000
Total Area	x 2,376	Indicated Value	= 65,579
Adjusted Cost	= 194,404	Value Per SqFt	27.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,579		
Lot Value	5,000		
Indicated Value	65,579	27.60	Per SqFt
Agland Value	12,990		
Site Improvements	66,991		
Total Value	145,560	61.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	181	240		240	13.13		3,151
RSPC	Raised Slab Porch - Covered	183	90		90	31.63		2,847
WDBS	Wood Burning Stove			1	1	1,527.38		1,527



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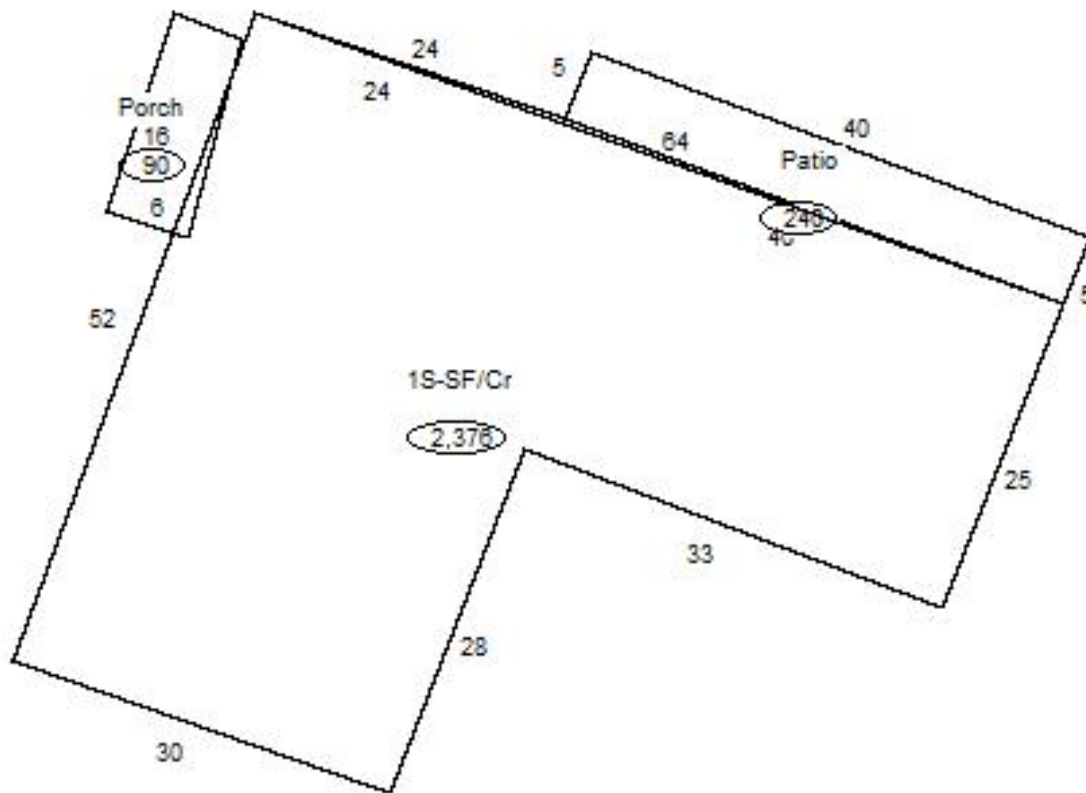
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	240	1.000	240
2	R	1	Crawl	20	1S-SF/Cr	2,376	1.000	2,376
3	M	RSPC		20	Porch	90	1.000	90
Total Building Area						2,376		2,376



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x12x8		Formed Metal	360
	Qual	3	Cond 3	Year 2020	Eff Age 6	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (18.28 x 360)		6,581		6,581	1,843	4,738
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100
	Qual	3	Cond 3	Year 2020	Eff Age 6	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (24.13 x 100)		2,413		2,413	676	1,737
	CPRV	Carport - RV	40x12x12		Formed Metal	480
	Qual	3	Cond 3	Year 2016	Eff Age 10	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)		RCNLD
Base Cost (10.17 x 480)		4,882		4,882	2,295	2,587
	UTIL	Utility Building	24x24x12		Formed Metal	576
	Qual	3	Cond 3	Year 2014	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (27.51 x 576)		15,846		15,846	3,962	11,884
	CPDT	Carport - Detached	25x18x6		Formed Metal	450
	Qual	3	Cond 3	Year 2014	Eff Age 12	
				0		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (7.94 x 450)		3,573		3,573	1,858	1,715
	GBST	Grain Bin - Storage (2) 2,000 BU	0x0x0			2,000
	Qual	3	Cond 3	Year 2005	Eff Age 21	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (1.62 x 2,000)		3,240		3,240	1,976	1,264
	SHDS	Yard Shed - Wood	12x10x6		Composition Shingle	120
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (22.13 x 120)		2,656		2,656	2,125	531



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete SIDEWALK	75x3x0			225	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.27 x 225)		1,186			1,186	949	237
	HAYS	Hay Shed Open Sides	18x15x6		Galvanized Metal	270	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.94 x 270)		2,144			2,144	1,715	429
	UTIL	Utility Building	40x75x14		Formed Metal	3,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (21.86 x 3,000)		65,580			65,580	45,250	20,330
	UTIL	Utility Building	50x40x12		Concrete Galvanized Metal	2,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (22.02 x 2,000)		44,040			44,040	30,388	13,652
	GRDT	Garage - Detached	34x25x8		Composition Shingle	850	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	0						
	Valuation Summary		Modifier Total		RCN	Depr (72% Phys/ % Func)	RCNLD
Base Cost (33.14 x 850)		28,169			28,169	20,282	7,887



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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
MG	MANSKER-POTTER 5-20%	NP	15			.031	48	48	1	1
PB	PRATT HUMMOCKY	CR	40			.043	204	204	9	9
PB	PRATT HUMMOCKY	NP	40			.596	128	128	76	76
PD	PRATT LOAMY HUMMOCKY	CR	31			4.778	158	158	754	754
QA	QUINLAN LOAM	NP	11			17.366	35	35	611	611
QC	QUINLAN-WDWARD 5-12%	NP	14			41.389	45	45	1,854	1,854
QC	QUINLAN-WDWARD 5-12%	CR	14			14.567	71	71	1,038	1,038
WD	WOODWARD-QUINLAN3-8%	NP	23			17.170	74	74	1,264	1,264
WD	WOODWARD-QUINLAN3-8%	CR	23			63.061	117	117	7,383	7,383
CR Totals						159.000			12,990	12,990
Total Agland						159.000			12,990	12,990