



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 300000608 Parcel ID 0000-30-25N-24W-3-001-00 Cadastral ID 0000-25N-24W-30-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25829 ROGERS, LARRY & SHELLAINE LIVING TRUST TRUSTEES: LARRY & SHELLAINE ROGERS 17923 E 28 RD MAY OK 73851- Parcel Location Situs 17923 EW 28 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 30 / 25 / 24 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-30-25N-24W-3-001-00 5/16/2022 ACCT. #608</p> <p>House 5/17/2022</p>																																																																																																																				
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Legal Description SEC.30-25-24 LOT 4; SE4SW4 BOOK 790 PAGE 449 QCD					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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

5/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,478 / 2,217
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1941 / 102

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	33,508		
Lot Value	5,000		
Indicated Value	38,508	17.37	Per SqFt
Agland Value	8,043		
Site Improvements	69,127		
Total Value	115,678	52.18	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	61.36	Total Misc Impr	+ 0
Roofing Adj	+ 1.73	Garage Cost	+ 0
Subfloor Adj	+ 1.36	Total RCN	= 167,539
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 134,031
Plumbing Adj	+ 2.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,508
Adj Base Cost	= 75.57	Lot Value	+ 5,000
Total Area	x 2,217	Indicated Value	= 38,508
Adjusted Cost	= 167,539	Value Per SqFt	17.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Harper

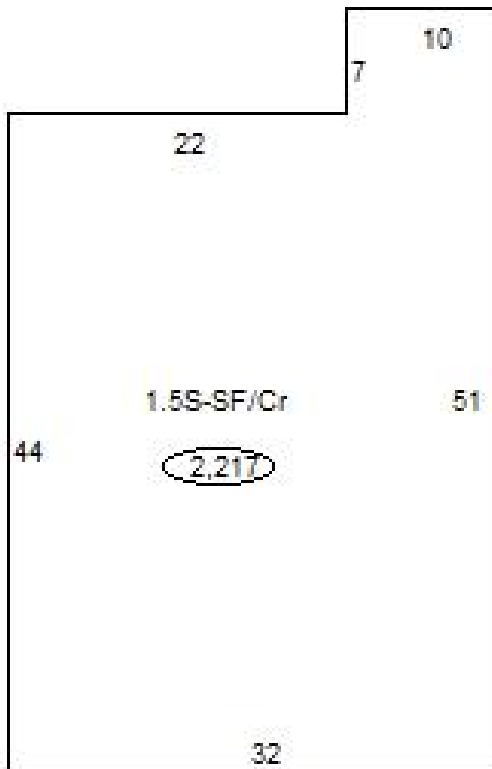
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Sketch Image

300000608



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,478	1.500	2,217
Total Building Area						1,478		2,217



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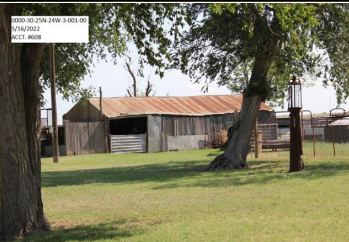
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	22x13x8		Galvanized Metal	286
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (17.66 x 286)		5,051	5,051	707	4,344
	CPDT	Carport - Detached	21x21x10		Formed Metal	441
	Qual 3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (9.19 x 441)		4,053	4,053	770	3,283
	CPRV	Carport - RV	25x13x16		Formed Metal	325
	Qual 3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (10.17 x 325)		3,305	3,305	628	2,677
	UTIL	Utility Building FEB 2023	60x40x12		Formed Metal	2,400
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (22.70 x 2,400)		54,480	54,480	2,724	51,756
	CPDT	Carport - Detached	28x20x10		Formed Metal	560
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.19 x 560)		5,146	5,146	2,676	2,470
	SHDS	Shipping/Storage Container	41x8x6		Formed Metal	328
	Qual 3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (19.41 x 328)		6,366	6,366	3,565	2,801
	HAYS	Hay Shed Open Sides	46x12x8		Galvanized Metal	552
	Qual 1	Cond 1	Year 1980	Eff Age 64		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.24 x 552)		3,444	3,444	2,755	689



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	40x11x8		Galvanized Metal	440
	Qual 1	Cond 1	Year 1960	Eff Age 92		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 440)		2,605	2,605	2,084	521
	SHDS	Yard Shed - Wood	22x10x6		Galvanized Metal	220
	Qual 1	Cond 1	Year 1960	Eff Age 92		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (13.32 x 220)		2,930	2,930	2,344	586



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



HOUSE 5/19/2022

Residential Data	
Type	6 Mobile Home 62 x 30
Condition	3 - Average
Quality	2.5 - Fair
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,860 / 1,860
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,860
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 28

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	42,749	
Lot Value		
Indicated Value	42,749	22.98 Per SqFt
Agland Value		
Site Improvements	138	
Total Value	42,887	23.06 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	43.80	Total Misc Impr	+ 4,245
Roofing Adj	+ 2.06	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 101,783
Heat/Cool Adj	+ 1.90	Depreciation (58%)	- 59,034
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,749
Adj Base Cost	= 52.44	Lot Value	+
Total Area	x 1,860	Indicated Value	= 42,749
Adjusted Cost	= 97,538	Value Per SqFt	22.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0	1		1	4,245.19		4,245



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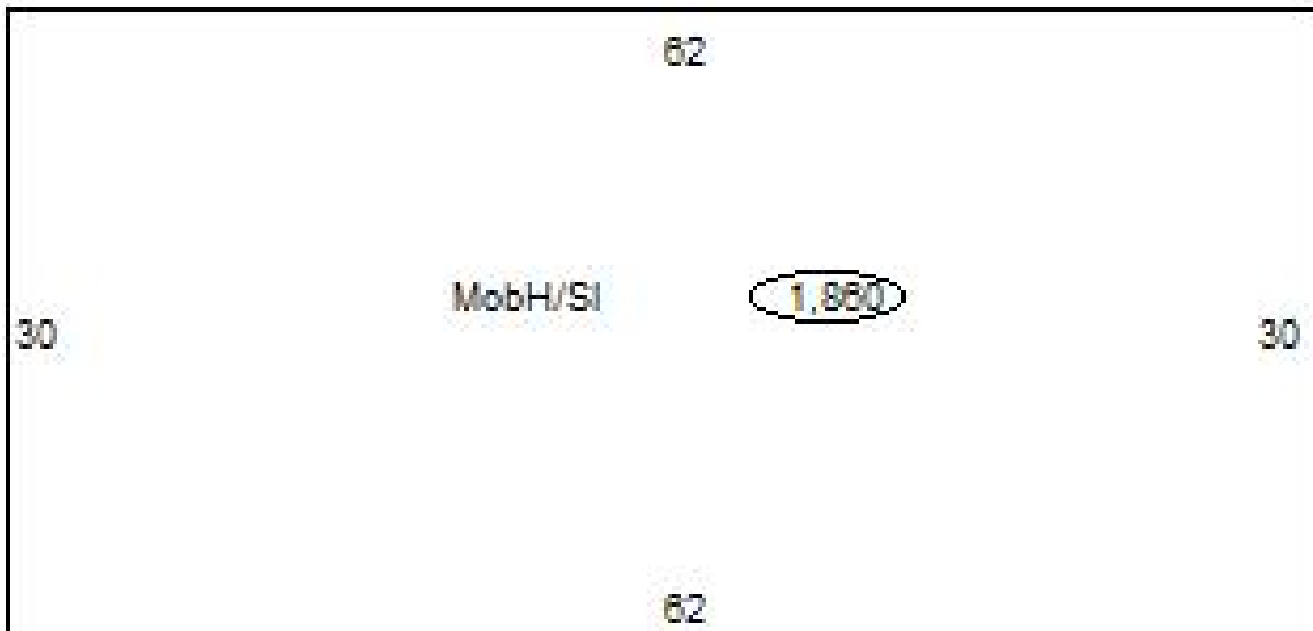
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Sketch Image

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Sketch Vector Information

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1	R	14	Slab	20	MobH/Sl	1,860	1.000	1,860
Total Building Area						1,860		1,860



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / Front Steps	8x8x0			64	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.58 x 64)		485		485	388	97
	PACN	Paving - Concrete / Steps by Carport	5x5x0			25	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.15 x 25)		204		204	163	41



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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			4.768	48	48	229	229
MG	MANSKER-POTTER 5-20%	CR	15			.999	76	76	76	76
OA	OTERO LOAMY SAND	NP	15			4.394	48	48	211	211
OA	OTERO LOAMY SAND	CR	15			1.655	76	76	126	126
PA	PRATT BILLOWY	NP	48			10.733	154	154	1,649	1,649
PA	PRATT BILLOWY	CR	48			6.242	244	244	1,525	1,525
PB	PRATT HUMMOCKY	CR	40			7.891	204	204	1,607	1,607
PB	PRATT HUMMOCKY	NP	40			1.716	128	128	220	220
PD	PRATT LOAMY HUMMOCKY	NP	31			9.764	99	99	969	969
PD	PRATT LOAMY HUMMOCKY	CR	31			.057	158	158	9	9
QA	QUINLAN LOAM	CR	11			.765	56	56	43	43
QA	QUINLAN LOAM	NP	11			.261	35	35	9	9
QC	QUINLAN-WDWARD 5-12%	CR	14			1.395	71	71	99	99
QC	QUINLAN-WDWARD 5-12%	NP	14			28.361	45	45	1,271	1,271
NP Totals						79.000			8,043	8,043
Total Agland						79.000			8,043	8,043