



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000633 <b>Parcel ID</b> 0000-01-25N-25W-1-001-00 <b>Cadastral ID</b> 0000-25N-25W-01-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25405 NIELSEN FAMILY LLC  2374 N 178 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 02370 N 178 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 129.49 - Acres <b>Sec/Twn/Rng</b> 1 / 25 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.69879910 -99.89298497 SEC.1-25-25 N2SE4 LESS 10 AC TRACT; NE4SW4; SW4NE4 LESS TR 5 51 A NESE BOOK 777 PAGE 686																																																																																																																									
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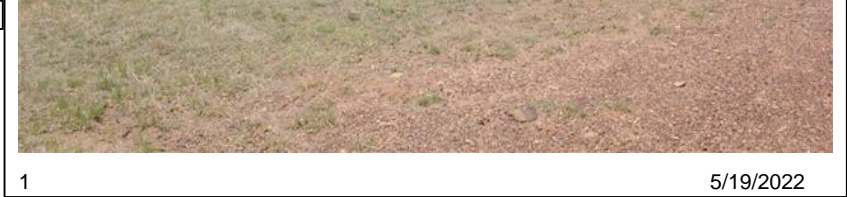
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .00 x .00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-01-25N-25W-1-001-00            5/18/2022            ACCT. #633</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,016 / 1,016
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1941 / 85



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	92.95	Total Misc Impr	+ 6,871
Roofing Adj	+ 4.40	Garage Cost	+ 8,424
Subfloor Adj	+ 0.00	Total RCN	= 122,341
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 97,873
Plumbing Adj	+ 6.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,468
Adj Base Cost	= 105.36	Lot Value	+ 2,500
Total Area	x 1,016	Indicated Value	= 26,968
Adjusted Cost	= 107,046	Value Per SqFt	26.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,468		
Lot Value	2,500		
Indicated Value	26,968	26.54	Per SqFt
Agland Value	14,008		
Site Improvements	23,541		
Total Value	64,517	63.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	Enclosed Porch - Kneewall Screen	201	20x14		280	24.54		6,871



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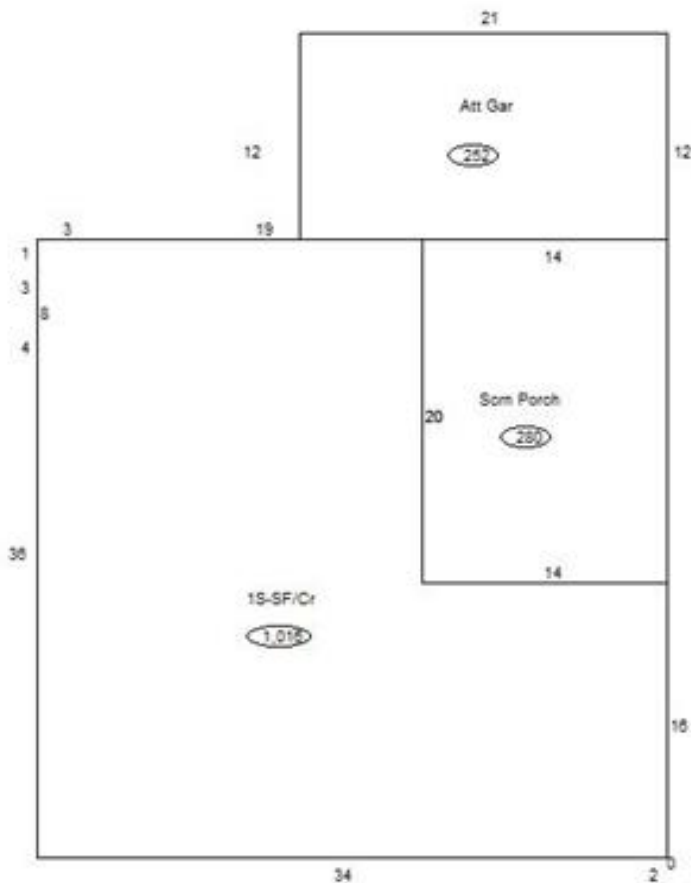
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Att Gar	252	1.000	252
2	M	EPKS		10	Scrn Porch	280	1.000	280
3	R	1	Crawl	10	1S-SF/Cr	1,016	1.000	1,016
<b>Total Building Area</b>						<b>1,016</b>		<b>1,016</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	50x8x8		Formed Metal	400
	Qual 2	Cond 2	Year 2023	Eff Age	4	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (15.37 x 400)		6,148		6,148		4,980
	SHDS	Yard Shed - Metal	15x12x6		Formed Metal	180
	Qual 3	Cond 3	Year 2012	Eff Age	14	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (21.28 x 180)		3,830		3,830		1,953
	GBST	Grain Bin - Storage 1,200 BU	0x0x0			1,200
	Qual 3	Cond 3	Year 2006	Eff Age	20	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 1,200)		1,944		1,944		797
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual 3	Cond 3	Year 2006	Eff Age	20	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.62 x 1,000)		1,620		1,620		664
	SHDS	Yard Shed - Wood	13x11x6		Formed Metal	143
	Qual 3	Cond 3	Year 1995	Eff Age	31	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.33 x 143)		3,050		3,050		671
	PACN	Paving - Concrete	40x25x0			1,000
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.08 x 1,000)		4,080		4,080		816
	SHDS	Yard Shed - Wood	30x22x6		Formed Metal	660
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (16.90 x 660)		11,154		11,154		2,231



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	30x27x8		Galvanized Metal	810	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (33.14 x 810)		26,843			26,843	17,448	9,395
	HAYS	Hay Shed Open Sides	16x80x8		Galvanized Metal	1,280	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (6.19 x 1,280)		7,923			7,923	6,338	1,585
	PACN	Paving - Concrete	27x20x0			540	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.16 x 540)		2,246			2,246	1,797	449



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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
PA	PRATT BILLOWY	NP	48			9.408	154	154	1,445	1,445
PC	PRATT LOAMY BILLOWY	NP	37			29.925	118	118	3,543	3,543
PD	PRATT LOAMY HUMMOCKY	NP	31			34.257	99	99	3,398	3,398
PD	PRATT LOAMY HUMMOCKY	CR	31			9.906	158	158	1,563	1,563
PE	PRATT LOAMY DUNED	NP	20			4.151	64	64	266	266
PE	PRATT LOAMY DUNED	CR	20			5.842	102	102	595	595
TD	TIVOLI FINE SAND	NP	13			16.398	42	42	682	682
WA	WOODWARD 1-3%	NP	43			7.418	138	138	1,021	1,021
WC	WOODWARD-QUINLAN1-3%	CR	32			4.092	163	163	666	666
WC	WOODWARD-QUINLAN1-3%	NP	32			8.094	102	102	829	829
<b>NP Totals</b>						129.490			14,008	14,008
<b>Total Agland</b>						129.490			14,008	14,008