



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	300000636				No Image On File									
Parcel ID	0000-01-25N-25W-1-004-00													
Cadastral ID	0000-25N-25W-01-1-004-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25405													
NIELSEN FAMILY LLC														
2374 N 178 RD LAVERNE OK 73848-														
Parcel Location														
Situs	02374 178 RD N													
Subdivision														
Lot/Block	/	Parcel Size	5.51 - Acres											
Sec/Twn/Rng	1 / 25 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69851895 -99.89402346														
SEC.1-25-25 TRACT IN NE4SE4 BOOK 470 PAGE 176														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					777/679	NIELSEN, GARY LEE	09/19/2023	0	04					
					/	NIELSEN, GARY LEE &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,383	8,383	12%	1,006	Assessed	8,120	545.58					
Year Frozen		Improvements	4,988	4,988		599	Penalty	0						
Uncapped Value	0	Mobile Home	54,289	54,289		6,515	Exemption	0	0.00					
TIF Project ID	0	Total Value	67,660	67,660		8,120	Total Taxable	8,120	546.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000636	NIELSEN FAMILY LLC	101	67,660	0	8,120	546.00							
2024	2024-300000636	NIELSEN FAMILY LLC	101	70,795	0	7,833	521.00							
2023	2023-300000636	NIELSEN FAMILY LLC	101	62,169	1000	6,460	434.00							
2022	2022-300000636	NIELSEN, GARY LEE &	101	56,748	1000	5,810	393.00							
2021	2021-300000636	NIELSEN, GARY LEE &	101	56,748	1000	5,810	401.00							
2020	2020-300000636	NIELSEN, GARY LEE &	101	56,748	1000	5,810	394.00							
2019	2019-0000636	NIELSEN, GARY LEE &	101	56,748		5,810	347.00							
2018	2018-0000636	NIELSEN, GARY LEE &	101	45,276		4,385	262.00							
2017	2017-0000636	NIELSEN, GARY LEE &	101	45,210		4,228	252.00							
2016	2016-0000636	NIELSEN, GARY LEE &	101	45,491		4,077	243.00							
2015	2015-0000636	NIELSEN, GARY LEE &	101	41,068		3,929	234.00							
2014	2014-0000636	NIELSEN, GARY LEE &	101	45,818		4,499	269.00							
2013	2013-0000636	NIELSEN, GARY LEE &	101	49,040		4,535	271.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.51 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.51 x 1,521.42 = 8,383 Factor Value Adjustments Lot Value 8,383		<p>0000-01-25N-25W-1-004-00 5/18/2022 ACCT. #636</p>

Residential Data	
Type	6 Mobile Home 70 x 40
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,270 / 2,270
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,270
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1992 / 34

1	5/19/2022
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GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	44.15	Total Misc Impr	+ 9,911
Roofing Adj	+ 2.05	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,342
Heat/Cool Adj	+ 1.62	Depreciation (58%)	- 72,118
Plumbing Adj	+ 2.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,224
Adj Base Cost	= 50.41	Lot Value	+ 8,383
Total Area	x 2,270	Indicated Value	= 60,607
Adjusted Cost	= 114,431	Value Per SqFt	26.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,224		
Lot Value	8,383		
Indicated Value	60,607	26.70	Per SqFt
Agland Value			
Site Improvements	4,786		
Total Value	65,393	28.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	203	10x4		40	9.78		391
PATC	Patio - Covered	204	53x14		742	12.83		9,520



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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	PATO		20	Raised Slab	40	1.000	40
2	M	PATC		20	Patio	742	1.000	742
3	R	14	Slab	20	MobH/Sl	2,270	1.000	2,270
Total Building Area						2,270		2,270



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete CARPORT	22x12x0			264
	Qual	3 Cond 3	Year 2020	Eff Age 6		
			0			
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
Base Cost (4.71 x 264)		1,243		1,243	398	845
	CPAT	Carport - Detached 3 WALLS	20x22x6		Formed Metal	440
	Qual	6 Cond 6	Year 2010	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD	
Base Cost (13.75 x 440)		6,050		6,050	2,239	3,811
	PACN	Paving - Concrete SIDEWALK	30x3x0			90
	Qual	3 Cond 3	Year 1995	Eff Age 31		
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.21 x 90)		649		649	519	130