



# 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	300000668													
Parcel ID	0000-04-25N-25W-1-001-00													
Cadastral ID	0000-25N-25W-04-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12624													
HUDGINS, RALPH														
2339 US HWY 283 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	02339 US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	4 / 25 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 5/19/2022														
<b>Legal Description</b> Lat/Long: 36.69723741 -99.89301995														
SEC.4-25-25 S2NE4 BOOK 552 PAGE 019														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	HUDGINS, RALPH													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	9,226	7,711	12%	925	Assessed	5,733 385.20						
Year Frozen		Improvements	60,011	40,066		4,808	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	69,237	47,777		5,733	Total Taxable	4,733 318.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000668	HUDGINS, RALPH	101	69,237	1000	4,566	307.00							
2024	2024-300000668	HUDGINS, RALPH	101	72,712	1000	4,404	293.00							
2023	2023-300000668	HUDGINS, RALPH	101	58,779	1000	4,247	285.00							
2022	2022-300000668	HUDGINS, RALPH	101	55,844	1000	4,094	277.00							
2021	2021-300000668	HUDGINS, RALPH	101	55,844	1000	3,946	272.00							
2020	2020-300000668	HUDGINS, RALPH	101	55,844	1000	3,802	258.00							
2019	2019-0000668	HUDGINS, RALPH	101	55,844		3,662	219.00							
2018	2018-0000668	HUDGINS, RALPH	101	55,340		3,526	210.00							
2017	2017-0000668	HUDGINS, RALPH	101	52,411		3,394	203.00							
2016	2016-0000668	HUDGINS, RALPH	101	52,411		3,267	195.00							
2015	2015-0000668	HUDGINS, RALPH	101	49,166		2,948	176.00							
2014	2014-0000668	HUDGINS, RALPH	101	46,584		2,834	169.00							
2013	2013-0000668	HUDGINS, RALPH	101	46,584		2,721	162.00							



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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		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,102 / 2,102
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	280 Carport - Shed Roof
Remodel	
Year/Eff Age	1938 / 88

### 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	80.80	Total Misc Impr	+ 1,717
Roofing Adj	+ 3.43	Garage Cost	+ 3,499
Subfloor Adj	+ 0.90	Total RCN	= 193,240
Heat/Cool Adj	+ 1.56	Depreciation ( 80%)	- 154,592
Plumbing Adj	+ 2.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,648
Adj Base Cost	= 89.45	Lot Value	+ 5,000
Total Area	x 2,102	Indicated Value	= 43,648
Adjusted Cost	= 188,024	Value Per SqFt	20.76

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	38,648		
Lot Value	5,000		
Indicated Value	43,648	20.76	Per SqFt
Agland Value	4,226		
Site Improvements	21,380		
Total Value	69,254	32.95	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	230	14x6		84	20.44		1,717



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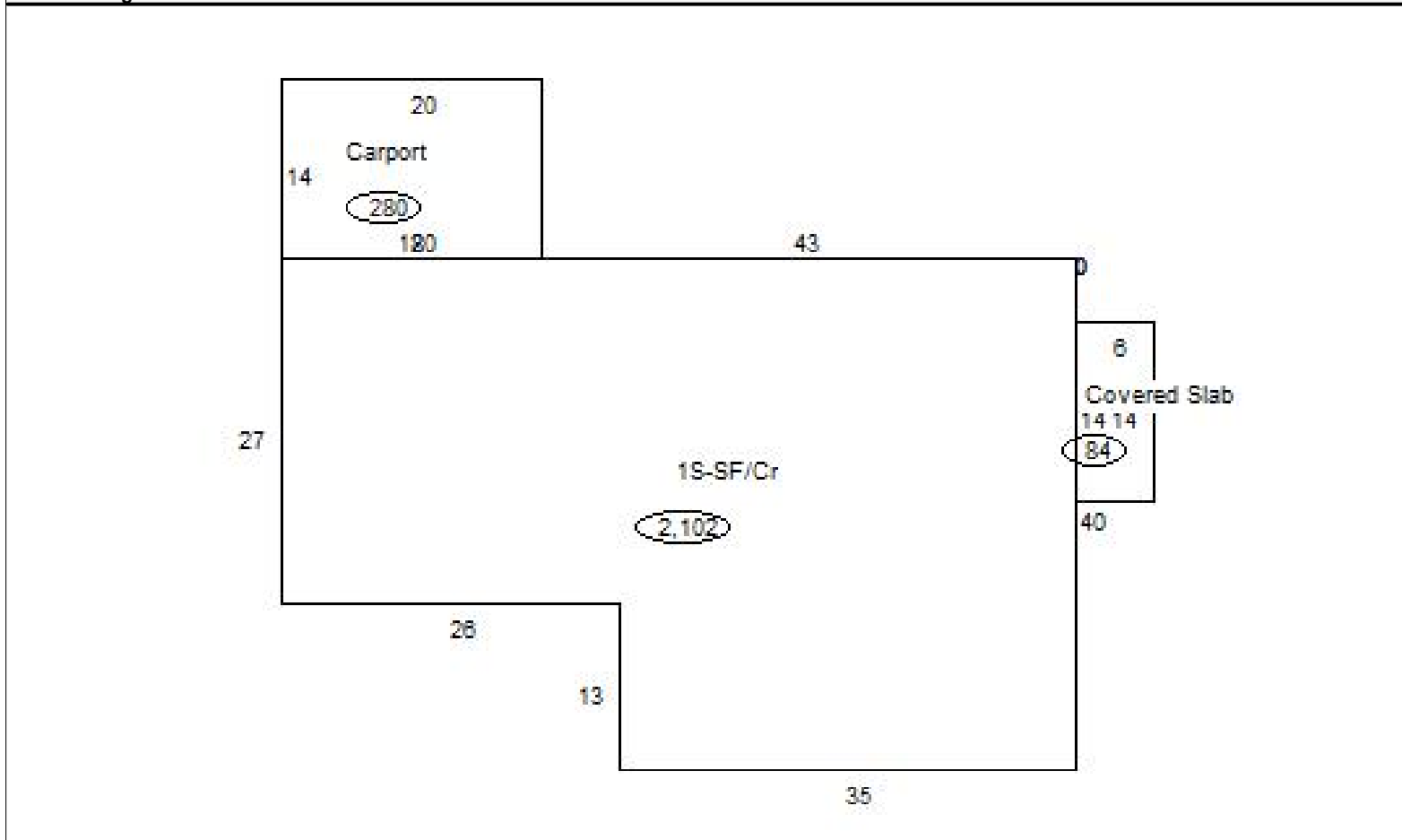
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,102	1.000	2,102
2	M	PRCH		20	Covered Slab	84	1.000	84
3	G	4		20	Carport	280	1.000	280
<b>Total Building Area</b>						<b>2,102</b>		<b>2,102</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPRV	Carport - RV	30x16x12		Formed Metal	480		
	Qual	3	Cond	3	Year	2016	Eff Age	10
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (10.17 x 480)		4,882		4,882	2,295	2,587		
	HAYS	Hay Shed Open Sides	16x32x8		Galvanized Metal	512		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (6.89 x 512)		3,528		3,528	2,822	706		
	SHDS	Yard Shed - Metal	26x24x8		Galvanized Metal	624		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (16.36 x 624)		10,209		10,209	8,167	2,042		
	UTIL	Equipment Shed	30x50x14		Formed Metal	1,500		
	Qual	4	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (29.72 x 1,500)		44,580		44,580	30,760	13,820		
	SHDS	Yard Shed - Metal	20x34x8		Galvanized Metal	680		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (16.36 x 680)		11,125		11,125	8,900	2,225		



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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
OA	OTERO LOAMY SAND	NP	15			72.102	48	48	3,461	3,461
PC	PRATT LOAMY BILLOWY	NP	37			6.192	118	118	733	733
QC	QUINLAN-WDWARD 5-12%	NP	14			.707	45	45	32	32
<b>NP Totals</b>						79.000			4,226	4,226
<b>Total Agland</b>						79.000			4,226	4,226