



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	300000671				<p>0000-04-25N-25W-2-002-00 5/18/2022 ACCT. #671</p> <p>1 5/19/2022</p>				
Parcel ID	0000-04-25N-25W-2-002-00								
Cadastral ID	0000-25N-25W-04-2-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	12627								
ALLEN, TIM & KYNDRA ALLEN									
P O BOX 736 LAVERNE	OK 73848-0000								
Parcel Location									
Situs	17546 E 23 RD								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	4 / 25 / 25 / 2								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description	Lat/Long: 36.69919203 -99.89766713				Building Permits				
SEC.4-25-25 LOT 3; SE4NW4 TAX LIEN 2020: BOOK 785 PAGE 807 BOOK 624 PAGE 434					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	624/434	LIVELY, HUGH, ETUX	05/01/2007	40,000	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	10,638	5,705	12%	685	Assessed	23,281	1,564.25
Year Frozen		Improvements	207,812	188,300		22,596	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-67.00
TIF Project ID	0	Total Value	218,450	194,005	23,281	Total Taxable	22,281	1,497.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300000671	ALLEN, TIM &	101	218,450	1000	21,603	1,452.00		
2024	2024-300000671	ALLEN, TIM &	101	234,795	1000	20,944	1,393.00		
2023	2023-300000671	ALLEN, TIM &	101	209,163	1000	20,306	1,364.00		
2022	2022-300000671	ALLEN, TIM &	101	172,372	1000	19,684	1,333.00		
2021	2021-300000671	ALLEN, TIM AND	101	172,372	1000	19,684	1,359.00		
2020	2020-300000671	ALLEN, TIM AND	101	172,372	1000	19,684	1,333.00		
2019	2019-0000671	ALLEN, TIM AND	101	175,317		20,038	1,196.00		
2018	2018-0000671	ALLEN, TIM AND	101	178,654		20,143	1,202.00		
2017	2017-0000671	ALLEN, TIM AND	101	171,063		19,528	1,165.00		
2016	2016-0000671	ALLEN, TIM AND	101	173,438		19,330	1,154.00		
2015	2015-0000671	ALLEN, TIM AND	101	170,744		18,738	1,118.00		
2014	2014-0000671	ALLEN, TIM AND	101	166,092		17,852	1,065.00		
2013	2013-0000671	ALLEN, TIM AND	101	168,369		17,303	1,033.00		



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-04-25N-25W-2-002-00 5/18/2022 ACCT. #671</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	EARTH EARTH SHELTER
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,966
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	622 Carport - Gable Roof
Remodel	
Year/Eff Age	2009 / 17



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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	79.02	Total Misc Impr	+ 8,429
Roofing Adj	+ 4.62	Garage Cost	+ 5,213
Subfloor Adj	+ -1.78	Total RCN	= 205,543
Heat/Cool Adj	+ 10.77	Depreciation (19%)	- 39,053
Plumbing Adj	+ 4.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 166,490
Adj Base Cost	= 97.61	Lot Value	+ 5,750
Total Area	x 1,966	Indicated Value	= 172,240
Adjusted Cost	= 191,901	Value Per SqFt	87.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,490		
Lot Value	5,750		
Indicated Value	172,240	87.61	Per SqFt
Agland Value	4,888		
Site Improvements	40,911		
Total Value	218,039	110.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	232	657		657	12.83		8,429



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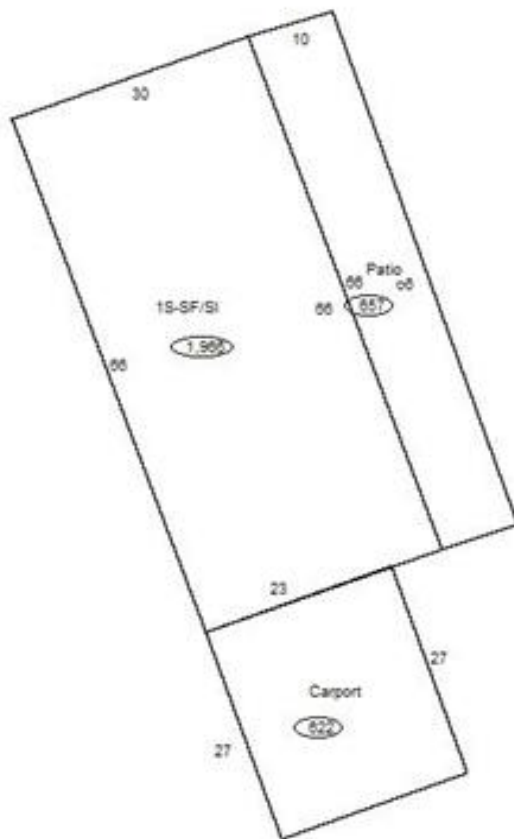
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Sketch Image

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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	657	1.000	657
2	R	1	Slab	20	1S-SF/Sl	1,966	1.000	1,966
3	G	3		20	Carport	622	1.000	622
Total Building Area						1,966		1,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	LOAF	Loafing Shed	32x12x8		Formed Metal	384		
	Qual	3	Cond	3	Year	2014	Eff Age	12
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (6.06 x 384)		2,327		2,327	1,070	1,257	
	BFT1	Bulk Feed Tank - Single	0x0x0			15		
	Qual	3	Cond	3	Year	2012	Eff Age	14
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD	
	Base Cost (236.24 x 15)		3,544		3,544	1,985	1,559	
	PACN	Paving - Concrete	60x27x0			1,620		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.99 x 1,620)		6,464		6,464	5,171	1,293	
	PACN	Paving - Concrete	60x3x0			180		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.92 x 180)		1,066		1,066	853	213	
	LOAF	Loafing Shed	12x8x8		Galvanized Metal	96		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (5.65 x 96)		542		542	282	260	
	LOAF	Loafing Shed	12x8x8		Galvanized Metal	96		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (5.65 x 96)		542		542	282	260	
	UTIL	Utility Building	60x40x14		Concrete	2,400		
	Qual	3	Cond	3	Year	2009	Eff Age	17
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (23.07 x 2,400)		55,368		55,368	22,147	33,221	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	12x9x8		Formed Metal	108
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (5.39 x 108)		582		582	361	221
	LNT0	Lean To - Attached DOG PENS	20x60x10		Formed Metal	1,200
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (5.76 x 1,200)		6,912		6,912	4,285	2,627



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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
DA	DALHART 1-3%	NP	50			6.200	160	160	992	992
OA	OTERO LOAMY SAND	NP	15			66.350	48	48	3,185	3,185
PA	PRATT BILLOWY	NP	48			.492	154	154	76	76
PB	PRATT HUMMOCKY	NP	40			4.959	128	128	635	635
NP Totals						78.000			4,888	4,888
Total Agland						78.000			4,888	4,888