



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:20
 Page 1

Assessment Data					Primary Image									
Account	300000673													
Parcel ID	0000-04-25N-25W-2-004-00													
Cadastral ID	0000-25N-25W-04-2-004-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12629													
OHAIR, ROBBY														
PO BOX 896 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17510 23 RD E													
Subdivision														
Lot/Block	/	Parcel Size	2.4 - Acres											
Sec/Twn/Rng	4 / 25 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
3 5/19/2022														
Legal Description Lat/Long: 36.70088557 -99.89911347														
SEC. 4-25-25 TRACT IN LOT 4 2.4 ACRES BOOK 715 PAGE 122														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
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	744/2	RADFORD, RICKY D.	02/15/2019	44,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,050	6,050	12%	726	Assessed	3,783	254.18					
Year Frozen		Improvements	17,345	4,191		503	Penalty	0						
Uncapped Value	0	Mobile Home	27,791	21,281		2,554	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	51,186	31,522		3,783	Total Taxable	2,783	187.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000673	OHAIR, ROBBY	101	51,186	1000	2,672	180.00							
2024	2024-300000673	OHAIR, ROBBY	101	53,375	1000	2,566	171.00							
2023	2023-300000673	OHAIR, ROBBY	101	39,256	1000	2,462	165.00							
2022	2022-300000673	OHAIR, ROBBY	101	44,000	1000	2,361	160.00							
2021	2021-300000673	OHAIR, ROBBY	101	44,000	1000	2,263	156.00							
2020	2020-300000673	OHAIR, ROBBY	101	44,000	1000	2,168	147.00							
2019	2019-0000673	OHAIR, ROBBY	101	25,633		2,076	124.00							
2018	2018-0000673	RADFORD, RICKY D.	101	25,633		2,076	124.00							
2017	2017-0000673	RADFORD, RICKY D.	101	25,559		2,067	123.00							
2016	2016-0000673	RADFORD, RICKY D.	101	25,497		2,031	121.00							
2015	2015-0000673	RADFORD, RICKY D. &	101	23,580		1,469	88.00							
2014	2014-0000673	RADFORD, RICKY D. &	101	21,988		1,212	72.00							
2013	2013-0000673	RADFORD, RICKY D. &	101	22,022		1,147	68.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:20
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.4 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.40 x 2,520.83 = 6,050 Factor Value Adjustments Lot Value 6,050		

Residential Data	
Type	6 Mobile Home 80 x 14
Condition	4 - Good
Quality	4 - Good
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 35

3	5/19/2022
---	-----------

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	60.89	Total Misc Impr	+ 1,166
Roofing Adj	+ 3.26	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 90,811
Heat/Cool Adj	+ 4.60	Depreciation (70%)	- 63,568
Plumbing Adj	+ 11.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,243
Adj Base Cost	= 80.04	Lot Value	+ 6,050
Total Area	x 1,120	Indicated Value	= 33,293
Adjusted Cost	= 89,645	Value Per SqFt	29.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,243		
Lot Value	6,050		
Indicated Value	33,293	29.73	Per SqFt
Agland Value			
Site Improvements	17,251		
Total Value	50,544	45.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	238	6x6		36	32.39		1,166



Harper

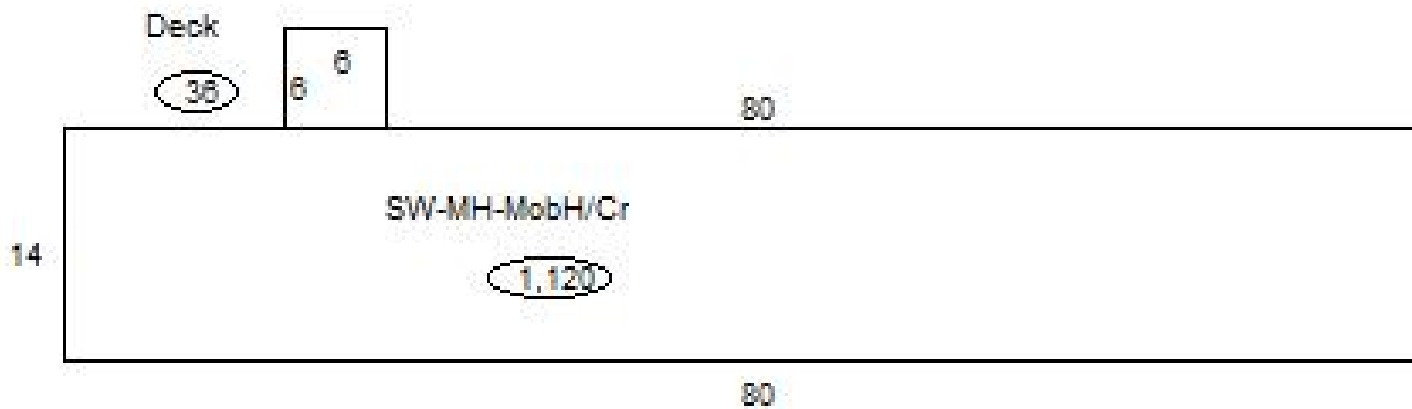
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:01:20
Page 3

Sketch Image

300000673



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,120	1.000	1,120
2	M	WODO		20	Deck	36	1.000	36
Total Building Area						1,120		1,120

