



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:01:48
 Page 1

Assessment Data				Primary Image							
Account	300000705			No Image On File							
Parcel ID	0000-10-25N-25W-2-002-00										
Cadastral ID	0000-25N-25W-10-2-002-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area	4								
Tax Area	101 - 1R-LAVERNE										
Name ID	12652										
WESTERN FARMERS ELECTRIC COOP											
OK 00000-0000											
Parcel Location											
Situs	US HWY 283										
Subdivision											
Lot/Block	/	Parcel Size	1.4 - Acres								
Sec/Twn/Rng	10 / 25 / 25 / 2										
Neighborhood	1000 - COUNTY										
School District	1-LAVERNE - 1-LAVERNE										
Legal Description				Building Permits							
Lat/Long: 36.69863564 -99.90020529				SEC.10-25-25 TRACT IN NW4 1.4086 A.							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
				/	WESTERN FARMERS ELECTRIC COOI						
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax			
Remove Cap		Land Value	7,000	0	12%	0	Assessed	0	0.00		
Year Frozen		Improvements	0	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	7,000	0		0	Total Taxable	0	0.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300000705	WESTERN FARMERS ELECTRIC COOP	101	7,000	0		.00				
2024	2024-300000705	WESTERN FARMERS ELECTRIC COOP	101	7,000	0		.00				
2023	2023-300000705	WESTERN FARMERS ELECTRIC COOP	101		0		.00				
2022	2022-300000705	WESTERN FARMERS ELECTRIC COOP	101		0		.00				
2021	2021-300000705	WESTERN FARMERS ELECTRIC COOP	101		0		.00				
2020	2020-300000705	WESTERN FARMERS ELECTRIC COOP	101		0		.00				
2019	2019-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2018	2018-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2017	2017-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2016	2016-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2015	2015-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2014	2014-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				
2013	2013-0000705	WESTERN FARMERS ELECTRIC COOP	101				.00				



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Page 2

Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.4</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 1.40 x 5,000.00 = 7,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 7,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 7,000</p> <p>Cost Approach Value 7,000</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 7,000</p> <p>Total Appraised Value 7,000</p>	