



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 06:02:14
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Assessment Data					Primary Image									
Account	300000735													
Parcel ID	0000-16-25N-25W-1-001-00													
Cadastral ID	0000-25N-25W-16-1-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25833													
OLMSTEAD, GEORGE W.														
P.O. BOX 925 LAVERNE OK 73848-														
Parcel Location														
Situs	17560 25 RD E													
Subdivision														
Lot/Block	/	Parcel Size	11.5 - Acres											
Sec/Twn/Rng	16 / 25 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 7/14/2022														
Legal Description Lat/Long: 36.69902487 -99.89821831														
SEC.16-25-25 12.5 ACRE TRACT IN NE4 BOOK 757 PAGE 516														
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></td> <td></td> <td></td> <td></td> <td></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	793/150	OLMSTEAD, GEORGE W. &	10/17/2025		04					
					757/516	OLMSTEAD, GEORGE W.	01/18/2021	0	04					
					493/434	HENNIGH, GERALD W, ETUX	01/24/1994	69,500	Q					
					/	OLMSTEAD, GEORGE W.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,150	6,150	12%	738	Assessed	7,822	525.56					
Year Frozen		Improvements	109,601	59,029		7,084	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	115,751	65,179		7,822	Total Taxable	6,822	458.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000735	OLMSTEAD, GEORGE W.	101	115,751	1000	6,594	443.00							
2024	2024-300000735	OLMSTEAD, GEORGE W. &	101	123,961	1000	6,373	424.00							
2023	2023-300000735	OLMSTEAD, GEORGE W. &	101	115,321	1000	6,158	414.00							
2022	2022-300000735	OLMSTEAD, GEORGE W. &	101	95,483	1000	5,949	403.00							
2021	2021-300000735	OLMSTEAD, GEORGE W. &	101	56,226	1000	5,747	397.00							
2020	2020-300000735	OLMSTEAD, GEORGE W.	101	93,853	1000	10,263	695.00							
2019	2019-0000735	OLMSTEAD, GEORGE W.	101	93,853		10,226	610.00							
2018	2018-0000735	OLMSTEAD, GEORGE W.	101	95,918		9,898	591.00							
2017	2017-0000735	OLMSTEAD, GEORGE W.	101	93,387		9,581	572.00							
2016	2016-0000735	OLMSTEAD, GEORGE W.	101	94,512		9,273	553.00							
2015	2015-0000735	OLMSTEAD, GEORGE W.	101	93,519		8,974	536.00							
2014	2014-0000735	OLMSTEAD, GEORGE W.	101	91,039		8,683	518.00							
2013	2013-0000735	OLMSTEAD, GEORGE W.	101	92,031		8,401	501.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
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		 <p>0000-16-25N-25W-1-001-00 07/13/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,660 / 1,660
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,660
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

HOUSE 7/14/2022

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	93.47	Total Misc Impr	+ 19,799
Roofing Adj	+ 3.88	Garage Cost	+ 0
Subfloor Adj	+ -1.86	Total RCN	= 206,001
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 115,361
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,640
Adj Base Cost	= 112.17	Lot Value	+ 5,000
Total Area	x 1,660	Indicated Value	= 95,640
Adjusted Cost	= 186,202	Value Per SqFt	57.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,640		
Lot Value	5,000		
Indicated Value	95,640	57.61	Per SqFt
Agland Value	1,150		
Site Improvements	20,224		
Total Value	117,014	70.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	2 1st Msn Cls A	0		2	2	4,783.32		9,567
PATC	Patio - Covered	259	218		218	15.27		3,329
RSPC	Raised Slab Porch - Covered	260	140		140	39.87		5,582
PRCH	Slab Porch - Covered	261	58		58	22.78		1,321



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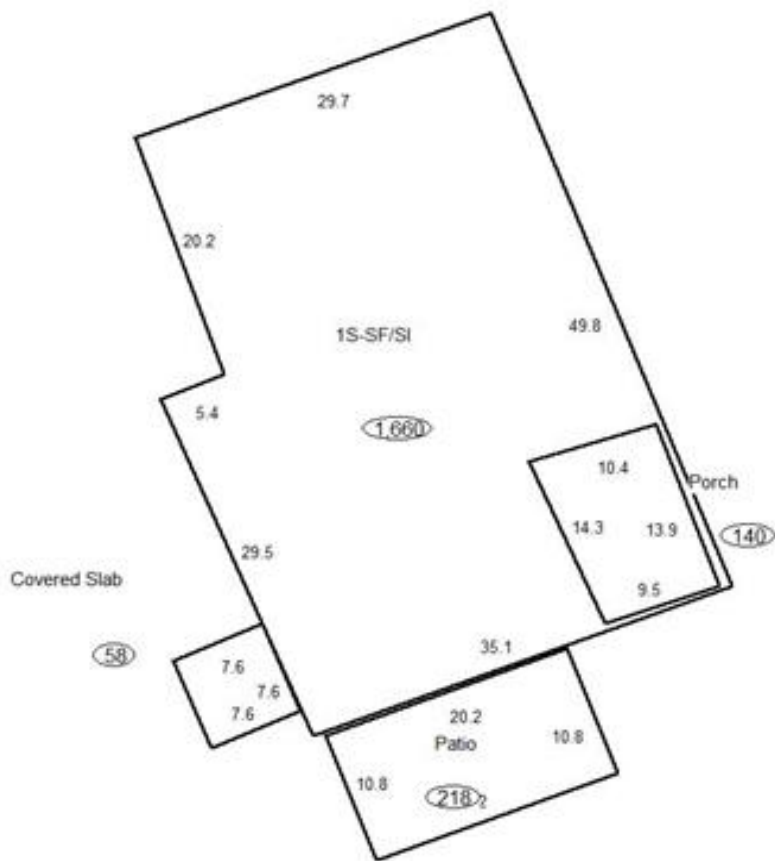
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,660	1.000	1,660
2	M	PATC		10	Patio	218	1.000	218
3	M	RSPC		10	Porch	140	1.000	140
4	M	PRCH		10	Covered Slab	58	1.000	58
Total Building Area						1,660		1,660



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / BY HOUSE	25x22x0			550
	Qual	3	Cond 3	Year 2020	Eff Age 6	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 550)	2,283		2,283	731	1,552
	CPDT	Carport - Detached	25x25x8		Formed Metal	625
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.04 x 625)	5,025		5,025	4,020	1,005
	SHDS	Yard Shed - Wood	12x10x6		Formed Metal	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.67 x 120)	2,720		2,720	1,904	816
	PACN	Paving - Concrete / BY SHED	22x24x0			528
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 528)	2,196		2,196	1,757	439
	UTIL	Utility Building	40x35x6	Concrete	Formed Metal	1,400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (26.04 x 1,400)	36,456		36,456	22,603	13,853
	SHDS	Yard Shed - Wood / WHITE	15x10x6		Formed Metal	150
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.87 x 150)	3,281		3,281	2,625	656
	SHDS	Shed - Small	22x24x6		Formed Metal	528
	Qual	3	Cond 3	Year 1990	Eff Age 36	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 528)	9,515		9,515	7,612	1,903



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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
LC	LINCOLN SOILS	NP	23			.015	74	74	1	1
LD	LOAMY ALLUVIAL LAND	NP	33			7.164	106	106	756	756
PC	PRATT LOAMY BILLOWY	NP	37			3.321	118	118	393	393
NP Totals						10.500			1,150	1,150
Total Agland						10.500			1,150	1,150