



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000742 <b>Parcel ID</b> 0000-18-25N-25W-2-001-00 <b>Cadastral ID</b> 0000-25N-25W-18-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25445 JOHNSON, BRADLEY TYLER AND KEELYN ADRIANNA-TAGE JOHNSON  2568 NS 173 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 02555 N 173 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 157.54 - Acres <b>Sec/Twn/Rng</b> 18 / 25 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-18-25N-25W-2-001-00 ACCT. # 742 03/23/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.65887694 -99.90480923 SEC. 18-25-25 LOTS 3-4; NE4SW4; SE4NW4 *TAX LIEN 2024* BK 784 PG 796 BOOK 777 PAGE 261																																																																																																																									
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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		

Residential Data	
Type	6 Mobile Home 80 x 45
Condition	3 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	3,600 / 3,600
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 3

HOUSE	3/24/2023
-------	-----------

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	48.49	Total Misc Impr	+ 0
Roofing Adj	+ 2.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 198,396
Heat/Cool Adj	+ 1.23	Depreciation ( 6%)	- 11,904
Plumbing Adj	+ 3.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,492
Adj Base Cost	= 55.11	Lot Value	+ 5,000
Total Area	x 3,600	Indicated Value	= 191,492
Adjusted Cost	= 198,396	Value Per SqFt	53.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,492		
Lot Value	5,000		
Indicated Value	191,492	53.19	Per SqFt
Agland Value	24,886		
Site Improvements	40,852		
Total Value	257,230	71.45	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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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	14	Crawl	20	MobH/Cr	3,600	1.000	3,600
<b>Total Building Area</b>						<b>3,600</b>		<b>3,600</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x30x10	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2023	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (23.89 x 1,800)	43,002	43,002	2,150	40,852



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### Agland Inventory

300000742

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	NP	15			21.054	48	48	1,011	1,011
MG	MANSKER-POTTER 5-20%	CR	15			22.124	76	76	1,689	1,689
OA	OTERO LOAMY SAND	NP	15			32.574	48	48	1,564	1,564
OA	OTERO LOAMY SAND	CR	15			3.625	76	76	277	277
PA	PRATT BILLOWY	CR	48			3.090	244	244	755	755
PB	PRATT HUMMOCKY	NP	40			1.869	128	128	239	239
PB	PRATT HUMMOCKY	CR	40			44.084	204	204	8,975	8,975
SD	SPUR LOAM	CR	70			29.120	356	356	10,376	10,376
<b>CR Totals</b>						157.540			24,886	24,886
<b>Total Agland</b>						157.540			24,886	24,886