



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 300000744 Parcel ID 0000-18-25N-25W-3-001-00 Cadastral ID 0000-25N-25W-18-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25352 WATTS, CODY A. & HAYLEY R. WATTS 17347 E 26 RD LAVERNE OK 73848 Parcel Location Situs 17347 E 26 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 18 / 25 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-18-25N-25W-3-001-00 ACCT # 744 06/03/22</p>																																																																																																																				
Legal Description Lat/Long: 36.62828270 -99.86423234 SEC.18-25-25 SE4SW4; SW4SE4 BOOK 777 PAGE 3																																																																																																																									
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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 60 x 14
Condition	3.5 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	/ 1.0 / 2.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 7

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	55.67	Total Misc Impr	+ 631
Roofing Adj	+ 2.60	Garage Cost	+ 63,379
Subfloor Adj	+ 0.00	Total RCN	= 15,845
Heat/Cool Adj	+ 4.39	Depreciation (25%)	- 0
Plumbing Adj	+ 12.04	Lump Sums	+ 47,534
Basement Adj	+ 0.00	RCNLD	= 5,000
Adj Base Cost	= 74.70	Lot Value	+ 52,534
Total Area	x 840	Indicated Value	= 62,748
Adjusted Cost	= 62,748	Value Per SqFt	62.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,534		
Lot Value	5,000		
Indicated Value	52,534	62.54	Per SqFt
Agland Value	18,921		
Site Improvements	17,079		
Total Value	88,534	105.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11507	6x4		24	26.31		631



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	22x24x14		Formed Metal	528
	Qual 3	Cond 3	Year 2021	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ 0% Func)		RCNLD
Base Cost (35.04 x 528)		18,501	18,501	1,665		16,836
PACN		Paving - Concrete slab in front of MH	20x12x0			240
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.06 x 240)		1,214	1,214	971		243

0



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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
LD	LOAMY ALLUVIAL LAND	CR	33			5.773	168	168	970	970
LD	LOAMY ALLUVIAL LAND	NP	33			6.401	106	106	676	676
MD	MANSKER LOAM 1-3%	CR	39			.596	199	199	118	118
MG	MANSKER-POTTER 5-20%	CR	15			19.048	76	76	1,454	1,454
SD	SPUR LOAM	CR	70			38.810	356	356	13,828	13,828
SD	SPUR LOAM	NP	70			8.373	224	224	1,875	1,875
NP Totals						79.000			18,921	18,921
Total Agland						79.000			18,921	18,921