



# 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	300000745													
Parcel ID	0000-19-25N-25W-1-001-00													
Cadastral ID	0000-25N-25W-19-1-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12672													
CULP, JIMMY L & MELODY CULP														
PO BOX 803 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17344 26 RD E													
Subdivision														
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	19 / 25 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.63320767 -99.88446253														
SEC.19-25-25 2 AC TRACT IN N2NW. BOOK 662 PAGE 548														
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					
					746/94	EMMONS, DEIDRE CHERIE THO	07/21/2019	8,000	16					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2020		Land Value	5,750	5,750	12%	Assessed	5,545	372.57					
Year Frozen			Improvements	44,777	40,462		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	50,527	46,212		Total Taxable	5,545	373.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000745	CULP, JIMMY L &			101	50,527	0	5,281	355.00					
2024	2024-300000745	CULP, JIMMY L &			101	53,015	0	5,030	335.00					
2023	2023-300000745	CULP, JIMMY L &			101	49,538	0	4,791	322.00					
2022	2022-300000745	CULP, JIMMY L &			101	36,013	0	4,322	293.00					
2021	2021-300000745	CULP, JIMMY L &			101	36,013	0	4,322	298.00					
2020	2020-300000745	CULP, JIMMY L &			101	36,013	0	4,322	293.00					
2019	2019-0000745	CULP, JIMMY L &			101	36,013		4,106	245.00					
2018	2018-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	51,219		5,476	327.00					
2017	2017-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	58,633		6,392	381.00					
2016	2016-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	58,633		6,205	370.00					
2015	2015-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	57,665		6,025	360.00					
2014	2014-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	56,074		5,850	349.00					
2013	2013-0000745	EMMONS, DEIDRE CHERIE THOMAS &			101	56,074		5,679	339.00					



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76



1 6/7/2022

Cost Approach		Manual :	
Base Cost	81.42	Total Misc Impr	+ 3,298
Roofing Adj	+ 3.70	Garage Cost	+
Subfloor Adj	+ 0.99	Total RCN	= 126,906
Heat/Cool Adj	+ 1.56	Depreciation ( 77%)	- 97,718
Plumbing Adj	+ 4.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,188
Adj Base Cost	= 91.97	Lot Value	+ 5,750
Total Area	x 1,344	Indicated Value	= 34,938
Adjusted Cost	= 123,608	Value Per SqFt	26.00

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	29,188	
Lot Value	5,750	
Indicated Value	34,938	26.00 Per SqFt
Agland Value		
Site Improvements	15,712	
Total Value	50,650	37.69 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	263	28x6		168	15.29		2,569
RSPC	Raised Slab Porch - Covered	264	5x4		20	36.44		729



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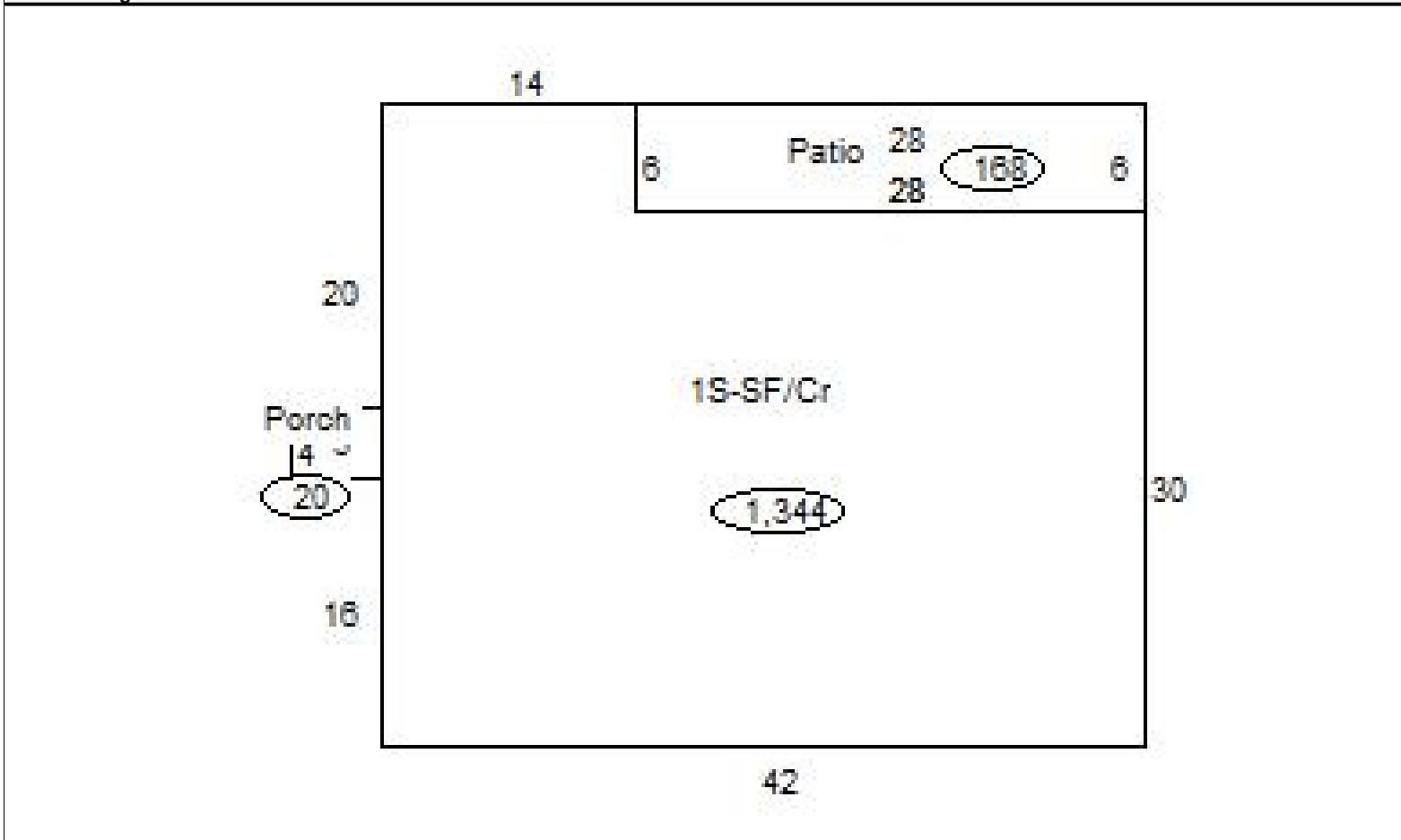
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,344	1.000	1,344
2	M	PATC		20	Patio	168	1.000	168
3	M	RSPC		20	Porch	20	1.000	20
<b>Total Building Area</b>						1,344		1,344



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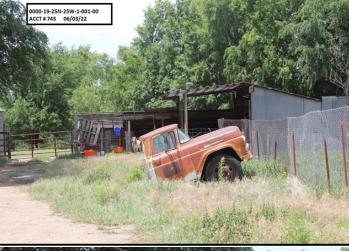

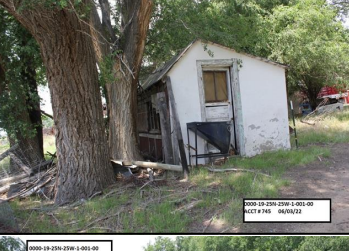
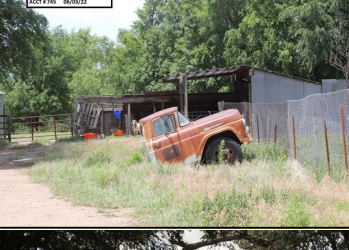


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	15x10x6		Formed Metal	150
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.87 x 150)		3,281	3,281	459	2,822
	HAYS	Hay Shed Open Sides	26x12x8		Galvanized Metal	312
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.74 x 312)		2,415	2,415	1,932	483
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)		1,620	1,620	1,296	324
	SHDS	Yard Shed - Wood	12x36x6		Galvanized Metal	432
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.40 x 432)		7,949	7,949	6,359	1,590
	HAYS	Hay Shed Open Sides	32x20x8		Galvanized Metal	640
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.57 x 640)		4,845	4,845	3,876	969
	BNGP	Barn - General Purpose	30x39x12		Galvanized Metal	1,170
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.74 x 1,170)		23,096	23,096	17,553	5,543
	LOAF	Loafing Shed	20x10x8		Galvanized Metal	200
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.65 x 200)		1,130	1,130	904	226



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - STUCCO	8x12x6		Galvanized Metal	96		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (25.25 x 96)		2,424		2,424		1,939	485	
	SHDS	Yard Shed - CEMENT	9x14x8		Composition Shingle	126		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (23.38 x 126)		2,946		2,946		2,357	589	
	GRDT	Garage - Detached	24x12x8		Galvanized Metal	288		
	Qual	3	Cond	3	Year	1950	Eff Age	76
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (41.71 x 288)		12,012		12,012		9,610	2,402	
	ASC	Awing/Shelter/Carport	24x15x8		Galvanized Metal	360		
	Qual	3	Cond	3	Year	1950	Eff Age	57
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (3.88 x 360)		1,397		1,397		1,118	279	