



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:34
 Page 1

Assessment Data					Primary Image									
Account	300000758													
Parcel ID	0000-21-25N-25W-2-001-00													
Cadastral ID	0000-25N-25W-21-2-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24494													
DEVORE, J.J.														
17540 EAST COUNTY ROAD 26 LAVERNE OK 73848-														
Parcel Location														
Situs	17540 E 26 RD													
Subdivision														
Lot/Block	/	Parcel Size	150 - Acres											
Sec/Twn/Rng	21 / 25 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71048077 -99.95217320														
SEC.21-25-25 NW4 LESS SE4SE4NW4 BOOK 604 PAGE 155														
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					
					758/811	DEVORE, R.A. JR.	04/07/2021		0 04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2022		Land Value	16,283	16,283	12%	Assessed	12,130	815.01					
Year Frozen			Improvements	114,741	84,800		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	131,024	101,083		Total Taxable	12,130	815.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000758	DEVORE, J.J.			101	131,024	0	11,777	791.00					
2024	2024-300000758	DEVORE, J.J.			101	131,423	0	11,434	760.00					
2023	2023-300000758	DEVORE, J.J.			101	99,802	0	11,101	746.00					
2022	2022-300000758	J.J. DEVORE			101	89,812	0	10,778	730.00					
2021	2021-300000758	J.J. DEVORE			101	89,812	1000	9,778	675.00					
2020	2020-300000758	DEVORE, R.A. JR.			101	89,812	1000	9,778	662.00					
2019	2019-0000758	DEVORE, R.A. JR.			101	89,812		9,778	584.00					
2018	2018-0000758	DEVORE, R.A. JR.			101	89,812		9,534	569.00					
2017	2017-0000758	DEVORE, R.A. JR.			101	86,585		9,226	551.00					
2016	2016-0000758	DEVORE, R. A. JR.			101	86,585		8,928	533.00					
2015	2015-0000758	DEVORE, R. A. JR.			101	87,305		8,638	516.00					
2014	2014-0000758	DEVORE, R. A. JR.			101	77,330		7,250	433.00					
2013	2013-0000758	DEVORE, R. A. JR.			101	77,330		7,009	418.00					



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:34
 Page 2

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	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,656 / 2,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	850 Total, 850 Partition
Garage Type	
Remodel	
Year/Eff Age	1952 / 89

HOUSE	7/14/2022
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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	70.74	Total Misc Impr	+ 29,364
Roofing Adj	+ 4.30	Garage Cost	+ 0
Subfloor Adj	+ 0.82	Total RCN	= 292,919
Heat/Cool Adj	+ 9.78	Depreciation (80%)	- 234,335
Plumbing Adj	+ 2.18	Lump Sums	+ 0
Basement Adj	+ 11.42	RCNLD	= 58,584
Adj Base Cost	= 99.23	Lot Value	+ 5,000
Total Area	x 2,656	Indicated Value	= 63,584
Adjusted Cost	= 263,555	Value Per SqFt	23.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,584		
Lot Value	5,000		
Indicated Value	63,584	23.94	Per SqFt
Agland Value	11,283		
Site Improvements	56,183		
Total Value	131,050	49.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	269	479		479	51.29		24,568
CPAT	Carport - Attached	270	25x22		550	8.72		4,796



Harper

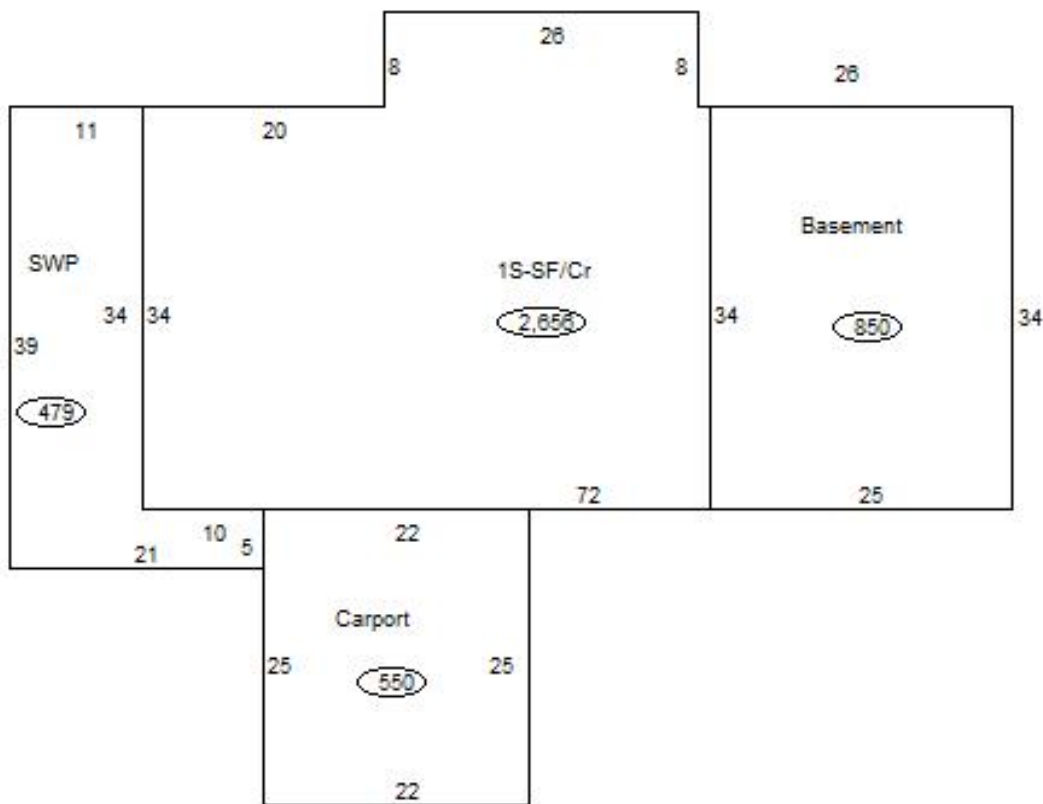
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:34
 Page 3

Sketch Image

300000758



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,656	1.000	2,656
2	B	1		20	Basement	850	1.000	850
3	M	EPSW		20	SWP	479	1.000	479
4	M	CPAT		20	Carport	550	1.000	550
Total Building Area						2,656		2,656



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:02:34

Page 4

300000758

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	18x15x6		Formed Metal	270
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
				0		
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (19.30 x 270)		5,211		5,211	3,648	1,563
	LNTD	Lean To - Attached / BY YELLOW SHED	80x20x8		Formed Metal	1,600
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
				0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.69 x 1,600)		7,504		7,504	6,003	1,501
	UTIL	Utility Building	40x40x12		Formed Metal	1,600
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (24.91 x 1,600)		39,856		39,856	21,522	18,334
	SHDS	Yard Shed - Metal	15x10x6		Formed Metal	150
	Qual	3	Cond 3	Year 2000	Eff Age 26	
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (21.87 x 150)		3,281		3,281	2,297	984
	UTIL	Utility Building	40x35x14		Galvanized 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 (24.33 x 1,400)		34,062		34,062	21,118	12,944
	SHDS	Yard Shed - Wood / SHE SHED	16x24x6		Composition Roll	384
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (17.93 x 384)		6,885		6,885	5,508	1,377
	CKCP	Chicken Coop	15x15x6		Galvanized Metal	225
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.10 x 225)		1,148		1,148	918	230



Harper



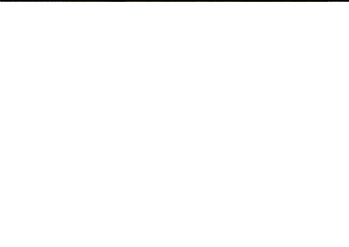




Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:34
 Page 5

300000758

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed / WHITE	50x20x6		Formed Metal	1,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.06 x 1,000)	6,060		6,060	4,848	1,212
	SHDS	Shipping/Storage Container	20x8x6		Formed Metal	160	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (22.81 x 160)	3,650		3,650	2,920	730
	LNT0	Lean To - Attached	50x20x6		Galvanized Metal	1,000	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.13 x 1,000)	5,130		5,130	4,104	1,026
	UTIL	Utility Building	50x30x8		Galvanized Metal	1,500	
	Qual	2	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (22.26 x 1,500)	33,390		33,390	21,704	11,686
	GBST	Grain Bin 750 X 2	0x0x0			1,500	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,500)	2,430		2,430	1,944	486
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 25)	5,906		5,906	4,725	1,181
	SHDS	Yard Shed - Metal	18x16x6		Formed Metal	288	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (18.87 x 288)	5,435		5,435	4,348	1,087



Harper



Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:34
 Page 6

300000758

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	60x20x6		Galvanized Metal	1,200	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
				0			
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 1,200)		6,780		6,780	5,424	1,356
	GBST	Grain Bin - Storage	0x0x0			1,500	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
				0			
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,500)		2,430		2,430	1,944	486



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:02:34
Page 7

Agland Inventory

300000758

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			.804	74	74	59	59
MG	MANSKER-POTTER 5-20%	NP	15			5.159	48	48	248	248
OA	OTERO LOAMY SAND	NP	15			14.139	48	48	679	679
PB	PRATT HUMMOCKY	NP	40			32.771	128	128	4,195	4,195
PD	PRATT LOAMY HUMMOCKY	NP	31			24.727	99	99	2,453	2,453
QA	QUINLAN LOAM	NP	11			41.826	35	35	1,472	1,472
WD	WOODWARD-QUINLAN3-8%	NP	23			29.575	74	74	2,177	2,177
NP Totals						149.000			11,283	11,283
Total Agland						149.000			11,283	11,283