



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:02:39
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 300000763 Parcel ID 0000-21-25N-25W-4-004-00 Cadastral ID 0000-25N-25W-21-4-004-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25578 COPELAND, SAMUEL LUKE & LEE EDWARD BISHOP 141-A SHELBY LANE JASPER GA 30143- Parcel Location Situs 17593 US HWY 283 Subdivision Lot/Block / Parcel Size 3.38 - Acres Sec/Twn/Rng 21 / 25 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																				
Legal Description Lat/Long: 36.70598709 -99.97709790 SEC.21-25-25 3.38 AC TRACT IN SE4SE4SE BOOK 782 PAGE 433 JTWD																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																
Number	Description	Opened	Closed	Amount																																																																																																																
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 16,900</td> <td>16,900</td> <td>12%</td> <td>2,028</td> <td>Assessed</td> <td>2,028</td> <td>136.26</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 16,900</td> <td>16,900</td> <td></td> <td>2,028</td> <td>Total Taxable</td> <td>2,028</td> <td>136.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2025	Land Value 16,900	16,900	12%	2,028	Assessed	2,028	136.26	Year Frozen		Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 16,900	16,900		2,028	Total Taxable	2,028	136.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>782/433</td> <td>OHAIR, SONNY J. &</td> <td>06/07/2024</td> <td>50,000</td> <td>Q</td> </tr> <tr> <td>781/127</td> <td>HOPPER, JOYCE A.</td> <td>03/25/2024</td> <td>27,000</td> <td>PQ</td> </tr> <tr> <td>627/761</td> <td>OKLAHOMA STATE BANK</td> <td>08/14/2007</td> <td>50,000</td> <td>U</td> </tr> <tr> <td>536/666</td> <td>MORRIS, JOHN & PAT</td> <td>06/30/1998</td> <td>110,000</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	782/433	OHAIR, SONNY J. &	06/07/2024	50,000	Q	781/127	HOPPER, JOYCE A.	03/25/2024	27,000	PQ	627/761	OKLAHOMA STATE BANK	08/14/2007	50,000	U	536/666	MORRIS, JOHN & PAT	06/30/1998	110,000	U																																					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																												
Remove Cap	2025	Land Value 16,900	16,900	12%	2,028	Assessed	2,028	136.26																																																																																																												
Year Frozen		Improvements 0	0		0	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																												
TIF Project ID	0	Total Value 16,900	16,900		2,028	Total Taxable	2,028	136.00																																																																																																												
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
782/433	OHAIR, SONNY J. &	06/07/2024	50,000	Q																																																																																																																
781/127	HOPPER, JOYCE A.	03/25/2024	27,000	PQ																																																																																																																
627/761	OKLAHOMA STATE BANK	08/14/2007	50,000	U																																																																																																																
536/666	MORRIS, JOHN & PAT	06/30/1998	110,000	U																																																																																																																
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300000763</td> <td>COPELAND, SAMUEL LUKE &</td> <td>101</td> <td>50,000</td> <td>0</td> <td>6,000</td> <td>403.00</td> </tr> <tr> <td>2024</td> <td>2024-300000763</td> <td>COPELAND, SAMUEL LUKE &</td> <td>101</td> <td>67,343</td> <td>0</td> <td>6,745</td> <td>449.00</td> </tr> <tr> <td>2023</td> <td>2023-300000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>53,533</td> <td>0</td> <td>6,424</td> <td>431.00</td> </tr> <tr> <td>2022</td> <td>2022-300000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>52,293</td> <td>0</td> <td>6,275</td> <td>425.00</td> </tr> <tr> <td>2021</td> <td>2021-300000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>52,293</td> <td>0</td> <td>6,275</td> <td>433.00</td> </tr> <tr> <td>2020</td> <td>2020-300000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>52,293</td> <td>0</td> <td>6,275</td> <td>425.00</td> </tr> <tr> <td>2019</td> <td>2019-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>52,293</td> <td></td> <td>6,043</td> <td>361.00</td> </tr> <tr> <td>2018</td> <td>2018-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>52,293</td> <td></td> <td>5,755</td> <td>343.00</td> </tr> <tr> <td>2017</td> <td>2017-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>45,676</td> <td></td> <td>5,481</td> <td>327.00</td> </tr> <tr> <td>2016</td> <td>2016-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>45,676</td> <td></td> <td>5,481</td> <td>327.00</td> </tr> <tr> <td>2015</td> <td>2015-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>120,316</td> <td></td> <td>6,946</td> <td>415.00</td> </tr> <tr> <td>2014</td> <td>2014-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>117,665</td> <td></td> <td>6,615</td> <td>395.00</td> </tr> <tr> <td>2013</td> <td>2013-0000763</td> <td>HOPPER, JOYCE A.</td> <td>101</td> <td>126,348</td> <td></td> <td>6,300</td> <td>376.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300000763	COPELAND, SAMUEL LUKE &	101	50,000	0	6,000	403.00	2024	2024-300000763	COPELAND, SAMUEL LUKE &	101	67,343	0	6,745	449.00	2023	2023-300000763	HOPPER, JOYCE A.	101	53,533	0	6,424	431.00	2022	2022-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	425.00	2021	2021-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	433.00	2020	2020-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	425.00	2019	2019-0000763	HOPPER, JOYCE A.	101	52,293		6,043	361.00	2018	2018-0000763	HOPPER, JOYCE A.	101	52,293		5,755	343.00	2017	2017-0000763	HOPPER, JOYCE A.	101	45,676		5,481	327.00	2016	2016-0000763	HOPPER, JOYCE A.	101	45,676		5,481	327.00	2015	2015-0000763	HOPPER, JOYCE A.	101	120,316		6,946	415.00	2014	2014-0000763	HOPPER, JOYCE A.	101	117,665		6,615	395.00	2013	2013-0000763	HOPPER, JOYCE A.	101	126,348		6,300	376.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-300000763	COPELAND, SAMUEL LUKE &	101	50,000	0	6,000	403.00																																																																																																													
2024	2024-300000763	COPELAND, SAMUEL LUKE &	101	67,343	0	6,745	449.00																																																																																																													
2023	2023-300000763	HOPPER, JOYCE A.	101	53,533	0	6,424	431.00																																																																																																													
2022	2022-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	425.00																																																																																																													
2021	2021-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	433.00																																																																																																													
2020	2020-300000763	HOPPER, JOYCE A.	101	52,293	0	6,275	425.00																																																																																																													
2019	2019-0000763	HOPPER, JOYCE A.	101	52,293		6,043	361.00																																																																																																													
2018	2018-0000763	HOPPER, JOYCE A.	101	52,293		5,755	343.00																																																																																																													
2017	2017-0000763	HOPPER, JOYCE A.	101	45,676		5,481	327.00																																																																																																													
2016	2016-0000763	HOPPER, JOYCE A.	101	45,676		5,481	327.00																																																																																																													
2015	2015-0000763	HOPPER, JOYCE A.	101	120,316		6,946	415.00																																																																																																													
2014	2014-0000763	HOPPER, JOYCE A.	101	117,665		6,615	395.00																																																																																																													
2013	2013-0000763	HOPPER, JOYCE A.	101	126,348		6,300	376.00																																																																																																													



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:02:39
Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 3.38</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 3.38 x 5,000.00 = 16,900</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 16,900</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 957</p> <p>Total Improvement Value 957</p> <p>Land Value 16,900</p> <p>Cost Approach Value 17,857</p>	<p>Image Information</p> <p>Image ID 38239</p> <p>Image Date 1/16/2026</p> <p>Name 763_12.JPG</p> <p>Description CEMENT UNDER OLD LOG CABIN</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 957</p> <p>Land Value 16,900</p> <p>Total Appraised Value 17,857</p>



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

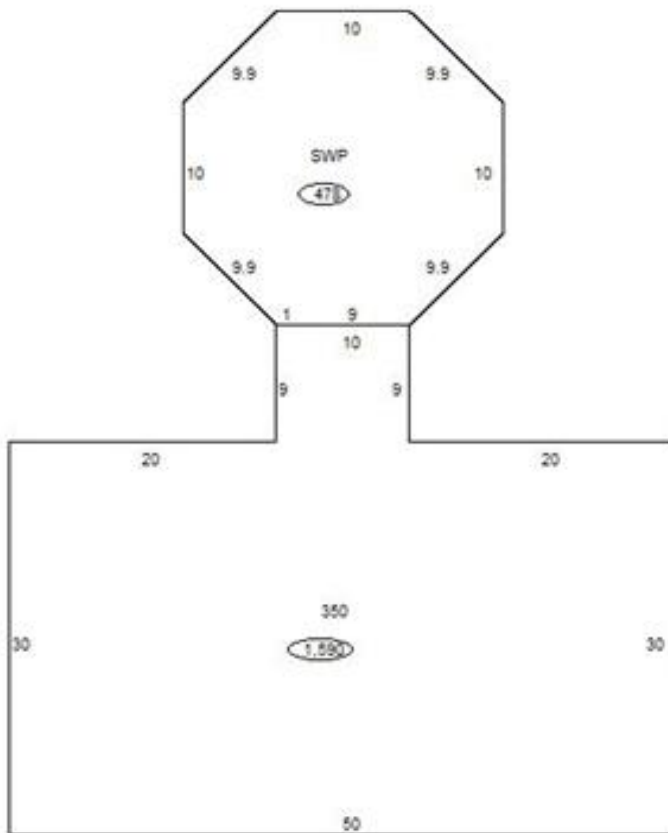
Date 02/06/2026

Time 06:02:39

Page 3

Sketch Image

300000763





Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:02:39

Page 4

300000763

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	50x30x0	Concrete		1,500
	Qual	1	Cond 1	Year 1970	Eff Age 78	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.19 x 1,500)		4,785	3,828	957
Total Site Improvement Value						957