



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:02:41  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300000765 <b>Parcel ID</b> 0000-21-25N-25W-4-006-00 <b>Cadastral ID</b> 0000-25N-25W-21-4-006-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25578 COPELAND, SAMUEL LUKE & LEE EDWARD BISHOP  141-A SHELBY LANE JASPER GA 30143-  <b>Parcel Location</b> <b>Situs</b> 02125 US HWY 412 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.15 - Acres <b>Sec/Twn/Rng</b> 21 / 25 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71202429 -99.96528545 SEC, 21-25-25 8.15 AC TRACT IN SE4SE4 BOOK 782 PAGE 429 JTWD																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 8.2</p> <p>Topography LEVEL</p> <p>Street Access BLACKTOP</p> <p>Utilities ALL UTILITIES</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 8.20 x 5,000.00 = 41,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 41,000</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 3,339</p> <p>Total Improvement Value 3,339</p> <p>Land Value 41,000</p> <p>Cost Approach Value 44,339</p>	<p><b>Image Information</b></p> <p>Image ID 38249</p> <p>Image Date 1/16/2026</p> <p>Name 763_10.JPG</p> <p>Description WEST CEMENT SLABS / SLOPED</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 3,339</p> <p>Land Value 41,000</p> <p>Total Appraised Value 44,339</p>	



**Harper**

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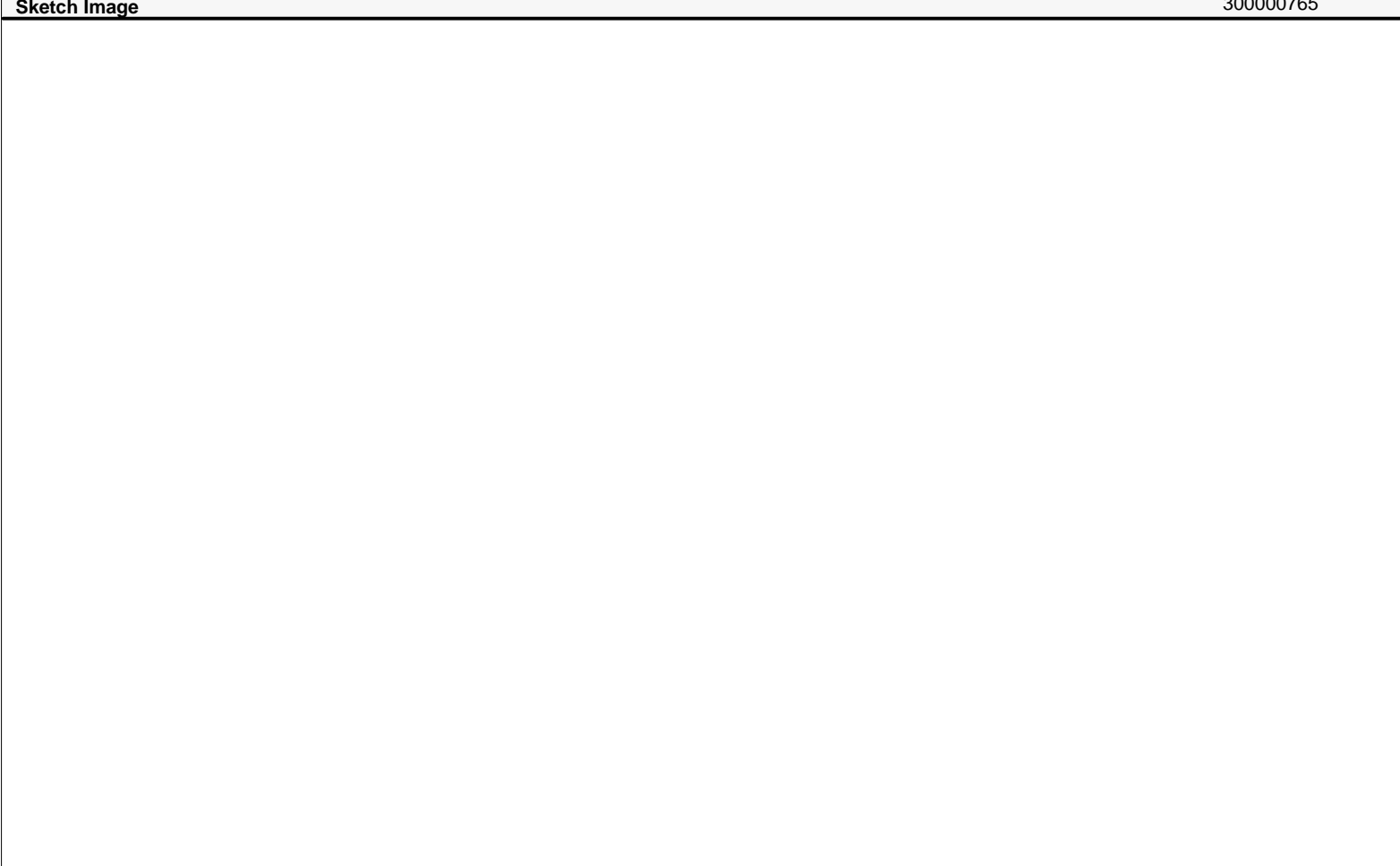
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Sketch Image

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-21-25N-25W-4-004-00 1/15/2026 #763</p>	PACN	Paving - Concrete/ UNDER RED BUILDING	60x30x0	Concrete		1,800
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>
Base Cost (3.15 x 1,800)				5,670	4,536	1,134
 <p>0000-21-25N-25W-4-004-00 1/15/2026 #763</p>	PACN	Paving - Concrete / SLOPED SLAB	50x15x0	Concrete		750
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>
Base Cost (3.28 x 750)				2,460	1,968	492
 <p>0000-21-25N-25W-4-004-00 1/15/2026 #763</p>	PACN	Paving - Concrete / SLOPED SLAB	50x15x0	Concrete		750
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>
Base Cost (3.28 x 750)				2,460	1,968	492
 <p>0000-21-25N-25W-4-004-00 1/15/2026 #763</p>	PACN	Paving - Concrete/ BY SLOPED SLABS	65x30x0	Concrete		1,950
	Qual	1	Cond 1	Year 1970	Eff Age 78	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>
Base Cost (3.13 x 1,950)				6,104	4,883	1,221
<b>Total Site Improvement Value</b>						<b>3,339</b>