



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	300000767													
Parcel ID	0000-22-25N-25W-1-001-00													
Cadastral ID	0000-25N-25W-22-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12682													
HAMILTON, LARRY JAY														
P O BOX 593 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17660 E 26 RD													
Subdivision														
Lot/Block	/	Parcel Size	70 - Acres											
Sec/Twn/Rng	22 / 25 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
House 7/18/2022														
Legal Description Lat/Long: 36.70475263 -99.96973222														
SEC.22-25-25 SW4NE4; S2NW4NE4; NE4NW4NE4 BOOK 713 PAGE 431														
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					
					/	HAMILTON, LARRY JAY								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	12,001	12,001	12%	1,440	Assessed	15,726	1,056.63					
Year Frozen		Improvements	163,617	119,048		14,286	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	175,618	131,049		15,726	Total Taxable	15,726	1,057.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000767	HAMILTON, LARRY JAY	101	175,618	0	15,268	1,026.00							
2024	2024-300000767	HAMILTON, LARRY JAY	101	187,990	0	14,823	986.00							
2023	2023-300000767	HAMILTON, LARRY JAY	101	174,725	0	14,392	967.00							
2022	2022-300000767	HAMILTON, LARRY JAY	101	111,843	0	13,421	909.00							
2021	2021-300000767	HAMILTON, LARRY JAY	101	111,843	0	13,421	927.00							
2020	2020-300000767	HAMILTON, LARRY JAY	101	111,843	0	13,200	894.00							
2019	2019-0000767	HAMILTON, LARRY JAY	101	115,653		12,815	765.00							
2018	2018-0000767	HAMILTON, LARRY JAY	101	117,740		12,442	743.00							
2017	2017-0000767	HAMILTON, LARRY JAY	101	110,454		12,080	721.00							
2016	2016-0000767	HAMILTON, LARRY JAY	101	114,049		11,728	700.00							
2015	2015-0000767	CASH, ARAINE B.	101	113,410		10,387	620.00							
2014	2014-0000767	CASH, ARAINE B.	101	109,612		10,055	600.00							
2013	2013-0000767	HAMILTON, LARRY JAY	101	109,076		10,065	601.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Acre Base Lot Value .00 x .00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-22-25N-25W-1-001-00 7/13/2022 ACCT. #767</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,300 / 2,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42



House 7/18/2022

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	83.10	Total Misc Impr	+ 5,430
Roofing Adj	+ 4.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 240,904
Heat/Cool Adj	+ 10.77	Depreciation (48%)	- 115,634
Plumbing Adj	+ 4.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,270
Adj Base Cost	= 102.38	Lot Value	+ 2,500
Total Area	x 2,300	Indicated Value	= 127,770
Adjusted Cost	= 235,474	Value Per SqFt	55.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,270		
Lot Value	2,500		
Indicated Value	127,770	55.55	Per SqFt
Agland Value	9,501		
Site Improvements	35,091		
Total Value	172,362	74.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	286	4x4		16	40.46		647



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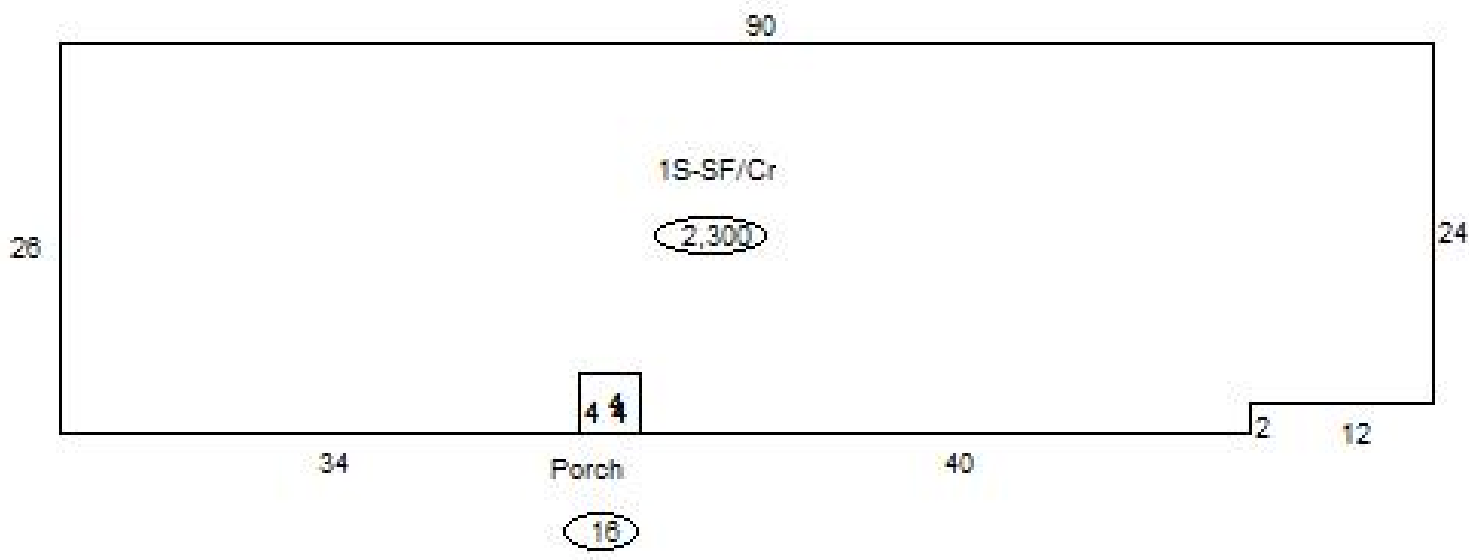
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Sketch Image

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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	2,300	1.000	2,300
2	M	RSPC		20	Porch	16	1.000	16
Total Building Area						2,300		2,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual 3	Cond 3	Year 2023	Eff Age	3	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (19.46 x 320)		6,227	6,227	872	5,355
	BFT2	Bulk Feed Tank - Double	0x0x0			60
	Qual 3	Cond 3	Year 2018	Eff Age	8	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (318.22 x 60)		19,093	19,093	8,210	10,883
	HAYS	Hay Shed Open Sides	8x80x6		Galvanized Metal	640
	Qual 3	Cond 3	Year 2010	Eff Age	16	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (6.19 x 640)		3,962	3,962	1,862	2,100
	SHDS	Yard Shed - Metal	14x20x8		Galvanized Metal	280
	Qual 3	Cond 3	Year 2010	Eff Age	16	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (17.79 x 280)		4,981	4,981	2,590	2,391
	CPAT	Carport - Attached	30x20x8		Formed Metal	600
	Qual 3	Cond 3	Year 2006	Eff Age	20	
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.87 x 600)		5,322	5,322	3,672	1,650
	SHDS	Yard Shed - Wood	14x30x8		Galvanized Metal	420
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (17.73 x 420)		7,447	7,447	5,809	1,638
	LOAF	Loafing Shed	15x30x10		Galvanized Metal	450
	Qual 3	Cond 3	Year 1985	Eff Age	41	
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 450)		2,543	2,543	2,034	509



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0			935
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.09 x 935)		3,824	3,824	3,059	765
	GRDT	Garage - Detached	30x26x8		Composition Shingle	780
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 780)		25,849	25,849	16,802	9,047
	LNT0	Lean To - Attached	25x25x8		Formed Metal	625
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.02 x 625)		3,763	3,763	3,010	753



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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
PB	PRATT HUMMOCKY	NP	40			.108	128	128	14	14
PB	PRATT HUMMOCKY	CR	40			2.198	204	204	447	447
PD	PRATT LOAMY HUMMOCKY	NP	31			16.564	99	99	1,643	1,643
PD	PRATT LOAMY HUMMOCKY	CR	31			44.584	158	158	7,035	7,035
QA	QUINLAN LOAM	NP	11			.183	35	35	6	6
QA	QUINLAN LOAM	CR	11			6.364	56	56	356	356
CR Totals						70.000			9,501	9,501
Total Agland						70.000			9,501	9,501