



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:02:58  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300000785 <b>Parcel ID</b> 0000-24-25N-25W-3-001-00 <b>Cadastral ID</b> 0000-25N-25W-24-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25895 WINN, JERRY DAVID TRUST (THE) TRUSTEE: JERRY DAVID WINN  1018 S. SUMMER ST SHATTUCK OK 73858  <b>Parcel Location</b> <b>Situs</b> 02696 N 178 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 150.12 - Acres <b>Sec/Twn/Rng</b> 24 / 25 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70050373 -99.92991538 SEC.24-25-25 SW4 LESS 9.88 ACRES BOOK 784 PAGE 66																																																																																																																									
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Date 02/06/2026  
 Time 06:02:58  
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 1.00 x 5,000.00 = 5,000 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 5,000		<p>0000-24-25N-25W-3-001-00            5/16/2022            ACCT. #785</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,792 / 1,792
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	364 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1963 / 76

1	5/17/2022
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GRM Approach
<b>GRM Code</b>
<b>Gross Rent Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adjusted R Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	87.42	<b>Total Misc Impr</b>	+ 1,077
<b>Roofing Adj</b>	+ 3.82	<b>Garage Cost</b>	+ 3,051
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 196,714
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 74%)</b>	- 145,568
<b>Plumbing Adj</b>	+ 5.47	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 51,146
<b>Adj Base Cost</b>	= 107.47	<b>Lot Value</b>	+ 5,000
<b>Total Area</b>	x 1,792	<b>Indicated Value</b>	= 56,146
<b>Adjusted Cost</b>	= 192,586	<b>Value Per SqFt</b>	31.33

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	51,146		
<b>Lot Value</b>	5,000		
<b>Indicated Value</b>	56,146	31.33	Per SqFt
<b>Agland Value</b>	15,493		
<b>Site Improvements</b>	14,338		
<b>Total Value</b>	85,977	47.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	296	4x4		16	9.78		156
PRCH	Slab Porch - Covered	297	10x3		30	22.86		686
PATO	Slab Porch - Open	298	24		24	9.78		235



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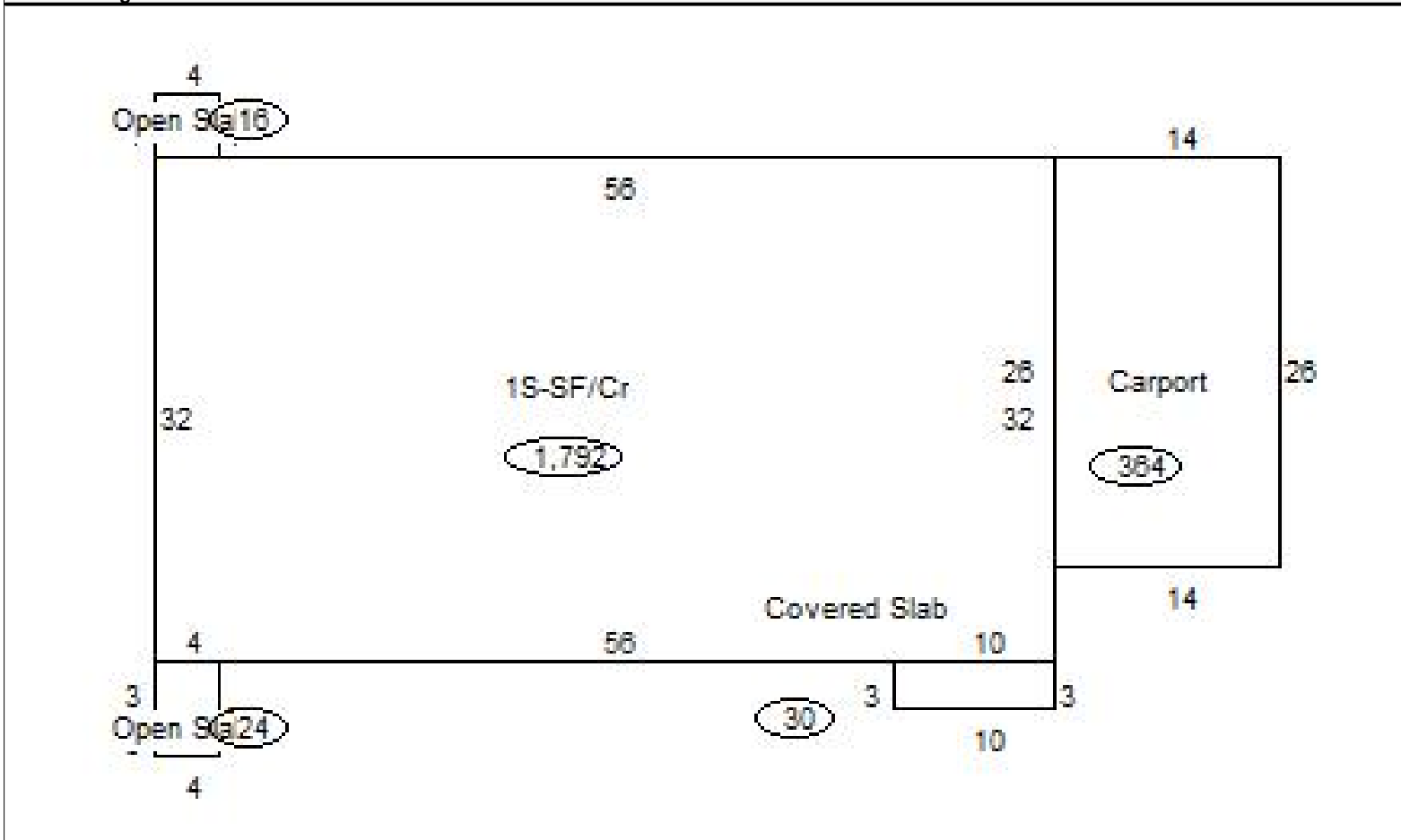
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Date 02/06/2026  
 Time 06:02:58  
 Page 3

Sketch Image

300000785



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	16	1.000	16
2	M	PRCH		20	Covered Slab	30	1.000	30
3	M	PATO		20	Open Slab	24	1.000	24
4	G	3		20	Carport	364	1.000	364
5	R	1	Crawl	20	1S-SF/Cr	1,792	1.000	1,792
<b>Total Building Area</b>						1,792		1,792



# Harper

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Date 02/06/2026

Time 06:02:58

Page 4

300000785

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			30
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 30)		7,087		7,087	5,032
	QUON	Quonset - Round Top	34x80x14		Formed Metal	2,720
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (7.84 x 2,720)		21,325		21,325	16,207
	ASC	Awing ATTACHED TO QUONSET	22x80x8		Formed Metal	1,760
	Qual	3	Cond 3	Year 1975	Eff Age 38	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.94 x 1,760)		6,934		6,934	5,547
	SHDS	Shed - Small	32x24x8		Galvanized Metal	768
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 768)		13,839		13,839	11,071
	SHDS	Shed - Small	11x47x8		Galvanized Metal	517
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 517)		9,316		9,316	7,453
	SHDS	Yard Shed - CONCRETE	20x15x6		Galvanized Metal	300
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.11 x 300)		5,733		5,733	4,586



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Time 06:02:58  
Page 5

### Agland Inventory

300000785

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	NP	23			51.434	74	74	3,786	3,786
LD	LOAMY ALLUVIAL LAND	NP	33			15.644	106	106	1,652	1,652
MD	MANSKER LOAM 1-3%	NP	39			.496	125	125	62	62
PC	PRATT LOAMY BILLOWY	NP	37			37.125	118	118	4,396	4,396
PD	PRATT LOAMY HUMMOCKY	NP	31			11.536	99	99	1,144	1,144
PE	PRATT LOAMY DUNED	NP	20			11.920	64	64	763	763
YA	YAHOLA FINE SANDY	NP	55			20.965	176	176	3,690	3,690
<b>NP Totals</b>						149.120			15,493	15,493
<b>Total Agland</b>						149.120			15,493	15,493