



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 300000788 Parcel ID 0000-24-25N-25W-4-002-00 Cadastral ID 0000-25N-25W-24-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12601 HENNIGH, KYLE R. 17901 US HIWAY 412 MAY OK 73851-0000 Parcel Location Situs 17901 N 179 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 24 / 25 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE 7/14/2022																																																																																																																									
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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	6 Mobile Home 76 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,280 / 2,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,280
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1992 / 34

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	43.10	Total Misc Impr	+ 5,840
Roofing Adj	+ 2.04	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 121,504
Heat/Cool Adj	+ 1.62	Depreciation (73%)	- 88,698
Plumbing Adj	+ 3.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,806
Adj Base Cost	= 50.73	Lot Value	+ 5,000
Total Area	x 2,280	Indicated Value	= 37,806
Adjusted Cost	= 115,664	Value Per SqFt	16.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,806		
Lot Value	5,000		
Indicated Value	37,806	16.58	Per SqFt
Agland Value	3,898		
Site Improvements	27,805		
Total Value	69,509	30.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	303	10x8		80	24.32		1,946
PATC	Patio - Covered	304	18x16		288	13.52		3,894



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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	13	Slab	20	SW-MH-MobH/SI	2,280	1.000	2,280
2	M	RSPC		20	Porch	80	1.000	80
3	M	PATC		20	Patio	288	1.000	288
Total Building Area						2,280		2,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached / South by Container	20x20x8		Formed Metal	400	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (7.94 x 400)	3,176		3,176	1,652	1,524
	CPRV	Carport - RV	40x20x16		Formed Metal	800	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (10.05 x 800)	8,040		8,040	4,181	3,859
	PACN	Paving - Concrete / BACK OF HOUSE	12x12x0			144	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.43 x 144)	926		926	741	185
	SHDS	Shipping/Storage Container	40x8x6			320	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (19.22 x 320)	6,150		6,150	3,752	2,398
	SHDS	Yard Shed - Metal	18x16x10		Formed Metal	288	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (19.06 x 288)	5,489		5,489	3,348	2,141
	CPDT	Carport - Detached / BY EQUIPMENT SHED	28x20x8		Formed Metal	560	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
		Base Cost (7.94 x 560)	4,446		4,446	3,157	1,289
	PACN	Paving - Concrete / SIDEWALK	32x4x0			128	
	Qual	3	Cond 3	Year 1992	Eff Age 34		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.66 x 128)	852		852	682	170



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x45x12	Concrete	Formed Metal	2,250
	Qual	3	Cond 2	Year 1985	Eff Age 49	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (23.03 x 2,250)		51,818		51,818	36,791	15,027
	LOAF	Loafing Shed	50x20x8		Formed Metal	1,000
	Qual	3	Cond 3	Year 1985	Eff Age 41	
				0		
	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



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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
LC	LINCOLN SOILS	NP	23			25.334	74	74	1,865	1,865
PD	PRATT LOAMY HUMMOCKY	NP	31			.043	99	99	4	4
QC	QUINLAN-WDWARD 5-12%	NP	14			1.684	45	45	75	75
SD	SPUR LOAM	NP	70			7.151	224	224	1,602	1,602
WD	WOODWARD-QUINLAN3-8%	NP	23			4.789	74	74	352	352
NP Totals						39.000			3,898	3,898
Total Agland						39.000			3,898	3,898