



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:03:14
 Page 1

Assessment Data					Primary Image									
Account	300000803													
Parcel ID	0000-27-25N-25W-2-002-00													
Cadastral ID	0000-25N-25W-27-2-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12616													
NINE, JERRY														
2286 N 174 RD LAVERNE OK 73848-														
Parcel Location														
Situs	17630 US HWY 412													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	27 / 25 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 5/17/2022														
Legal Description Lat/Long: 36.70628734 -99.93894813														
SEC.27-25-25 NE4NW4; SW4NW4 BOOK 677 PAGE 545														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					677/545	RED FOX RESOURCES, LLC	01/30/2012	1,750,000	MQ					
					645/472	LX RANCH, INC	12/19/2008	1,445,500	PQ					
					491/797	CORLESS, BETTY JANE, ETAL	09/28/1993	0	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	0	Land Value	12,443	12,443	12%	1,493	Assessed	13,641	916.54					
Year Frozen		Improvements	119,847	101,232		12,148	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	132,290	113,675		13,641	Total Taxable	13,641	917.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000803	NINE, JERRY	101	132,290	0	13,244	890.00							
2024	2024-300000803	NINE, JERRY	101	138,739	0	12,858	855.00							
2023	2023-300000803	NINE, JERRY	101	128,974	0	12,484	838.00							
2022	2022-300000803	NINE, JERRY	101	101,001	0	12,120	821.00							
2021	2021-300000803	NINE, JERRY	101	101,001	0	12,120	837.00							
2020	2020-300000803	NINE, JERRY	101	101,001	0	12,120	821.00							
2019	2019-0000803	NINE, JERRY	101	103,377		12,405	740.00							
2018	2018-0000803	NINE, JERRY	101	95,373		11,226	670.00							
2017	2017-0000803	NINE, JERRY	101	90,832		10,900	651.00							
2016	2016-0000803	NINE, JERRY	101	90,917		10,766	643.00							
2015	2015-0000803	NINE, JERRY	101	89,698		10,453	624.00							
2014	2014-0000803	NINE, JERRY	101	82,268		9,872	589.00							
2013	2013-0000803	NINE, JERRY	101	81,823		9,819	586.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:03:14
 Page 2

Lot Data		Acre - HomeSite and Tracts	
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		



1 5/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,773 / 1,773
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	990 Total, 990 Minimum
Garage Type	144 Carport - Gable Roof
Remodel	
Year/Eff Age	1955 / 85

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	38,092		
Lot Value	5,000		
Indicated Value	43,092	24.30	Per SqFt
Agland Value	7,443		
Site Improvements	61,040		
Total Value	111,575	62.93	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	70.30	Total Misc Impr	+ 7,304
Roofing Adj	+ 3.13	Garage Cost	+ 801
Subfloor Adj	+ 1.86	Total RCN	= 190,458
Heat/Cool Adj	+ 8.78	Depreciation (80%)	- 152,366
Plumbing Adj	+ 4.51	Lump Sums	+ 0
Basement Adj	+ 14.28	RCNLD	= 38,092
Adj Base Cost	= 102.85	Lot Value	+ 5,000
Total Area	x 1,773	Indicated Value	= 43,092
Adjusted Cost	= 182,353	Value Per SqFt	24.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	3,898.41		3,898
RSPC	Raised Slab Porch - Covered	305	108		108	31.54		3,406



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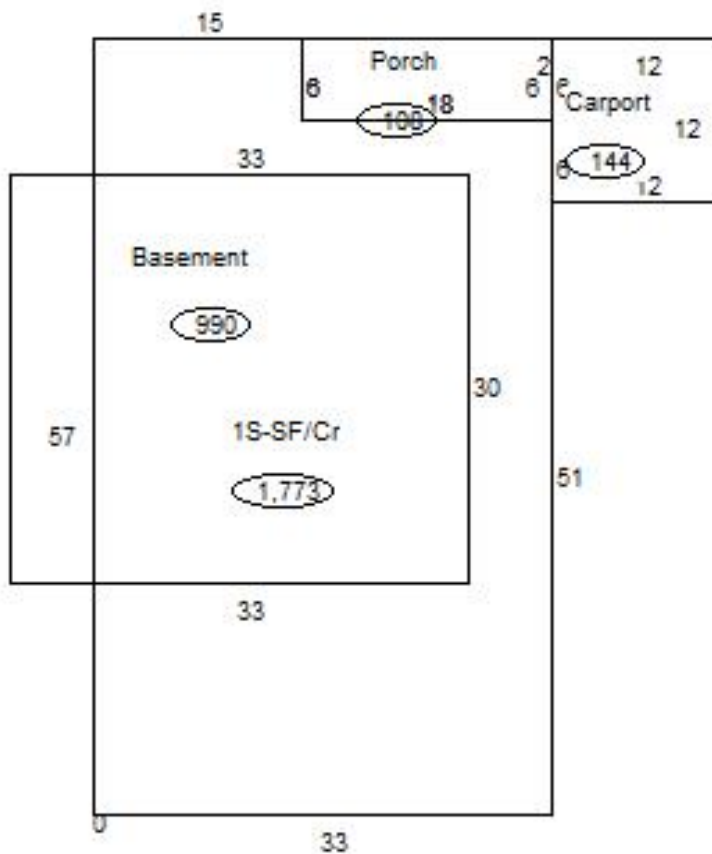
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:03:14
Page 3

Sketch Image

300000803



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	108	1.000	108
2	G	3		20	Carport	144	1.000	144
3	R	1	Crawl	20	1S-SF/Cr	1,773	1.000	1,773
4	B			20	Basement	990	1.000	990
Total Building Area						1,773		1,773



Harper

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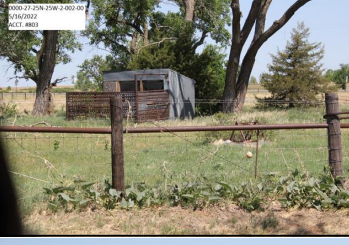


Date 02/06/2026

Time 06:03:14

Page 4

300000803

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single (3)	0x0x0			75
	Qual 3	Cond 3	Year 2019	Eff Age 7		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 75)		17,718	17,718	7,264	10,454
	ASC	Awning	15x100x6		Formed Metal	1,500
	Qual 3	Cond 3	Year 2008	Eff Age 14		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 1,500)		5,820	5,820	3,550	2,270
	HAYS	Hay Shed Open Sides	12x20x6		Galvanized Metal	240
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 240)		1,906	1,906	1,525	381
	SHDS	Yard Shed - Wood	12x16x6		Composition Shingle	192
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (23.85 x 192)		4,579	4,579	3,663	916
	LOAF	Loafing Shed	10x12x6		Galvanized Metal	120
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 120)		678	678	542	136
	BNGP	Barn - General Purpose	30x60x14		Galvanized Metal	1,800
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (17.48 x 1,800)		31,464	31,464	23,913	7,551
	ASC	Awning	22x60x8		Galvanized Metal	1,320
	Qual 3	Cond 3	Year 1970	Eff Age 42		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.67 x 1,320)		4,844	4,844	3,875	969



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:03:14

Page 5

300000803

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	32x92x12	Concrete	Galvanized Metal	2,944		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (76% Phys/ % Func)	RCNLD	
	Base Cost (20.17 x 2,944)		59,380		59,380		45,129	14,251
	ASC	Awing	22x92x12		Galvanized Metal	2,024		
	Qual	3	Cond	3	Year	1970	Eff Age	42
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.88 x 2,024)		7,853		7,853		6,282	1,571
	UTIL	Utility Building	100x32x14	Concrete	Formed Metal	3,200		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (76% Phys/ % Func)	RCNLD	
	Base Cost (21.72 x 3,200)		69,504		69,504		52,823	16,681
	GRDT	Garage - Detached	22x33x8		Composition Shingle	726		
	Qual	3	Cond	3	Year	1960	Eff Age	66
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (33.14 x 726)		24,060		24,060		19,248	4,812
	PACN	Paving - Concrete	0x0x0			1,300		
	Qual	3	Cond	3	Year	1960	Eff Age	66
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.03 x 1,300)		5,239		5,239		4,191	1,048



Harper

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Date 02/06/2026
 Time 06:03:14
 Page 6

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,284 / 1,284
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 85

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	75.72	Total Misc Impr	+ 2,358
Roofing Adj	+ 3.35	Garage Cost	+
Subfloor Adj	+ 1.96	Total RCN	= 113,398
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 90,718
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,680
Adj Base Cost	= 86.48	Lot Value	+
Total Area	x 1,284	Indicated Value	= 22,680
Adjusted Cost	= 111,040	Value Per SqFt	17.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,680		
Lot Value			
Indicated Value	22,680	17.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,680	17.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	312	8x7		56	31.79		1,780
PRCH	OPEN PORCH	313	8x4		32	18.05		578



Harper

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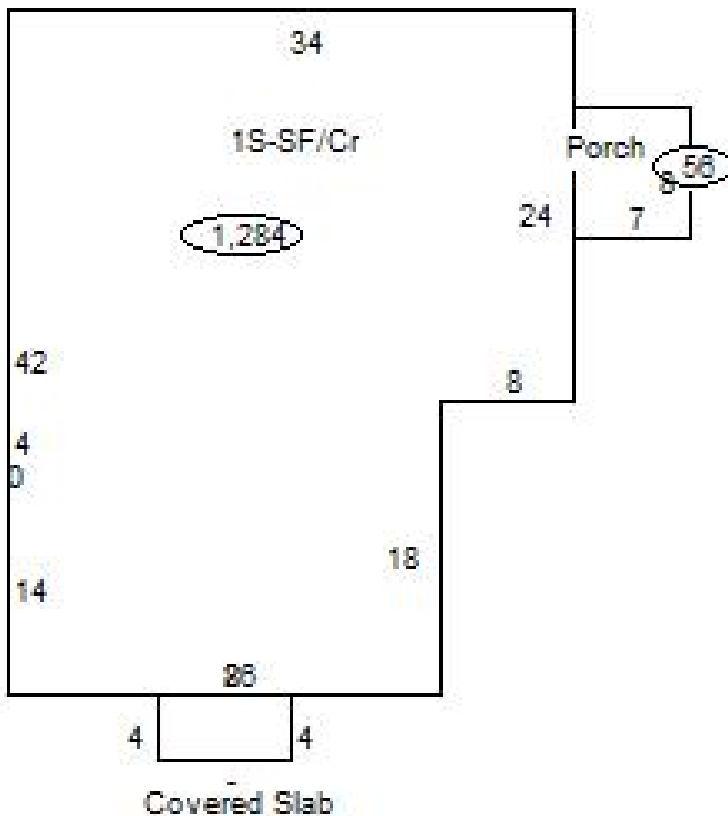
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Time 06:03:14

Page 7

Sketch Image

300000803



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,284	1.000	1,284
2	M	RSPC		20	Porch	56	1.000	56
3	M	PRCH		20	Covered Slab	32	1.000	32
Total Building Area						1,284		1,284



Harper

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Date 02/06/2026
Time 06:03:14
Page 8

Agland Inventory

300000803

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OA	OTERO LOAMY SAND	NP	15			2.601	48	48	125	125
PA	PRATT BILLOWY	NP	48			2.821	154	154	433	433
PA	PRATT BILLOWY	CR	48			.051	244	244	12	12
PC	PRATT LOAMY BILLOWY	NP	37			6.218	118	118	736	736
PD	PRATT LOAMY HUMMOCKY	NP	31			21.901	99	99	2,173	2,173
PD	PRATT LOAMY HUMMOCKY	CR	31			9.614	158	158	1,517	1,517
QA	QUINLAN LOAM	NP	11			4.880	35	35	172	172
WD	WOODWARD-QUINLAN3-8%	NP	23			30.915	74	74	2,275	2,275
NP Totals						79.000			7,443	7,443
Total Agland						79.000			7,443	7,443