



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 300000806 Parcel ID 0000-28-25N-25W-1-002-00 Cadastral ID 0000-25N-25W-28-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12693 SIZELOVE, JULIA M PROPERTIES LLC P O BOX 283 LAVERNE OK 73848-0000 Parcel Location Situs US HWY 412 Subdivision Lot/Block / Parcel Size 79.84 - Acres Sec/Twn/Rng 28 / 25 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-28-25N-25W-1-002-00 0806 05/16/22</p> <p>1 5/17/2022</p>																																																																																																																				
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

1 5/17/2022

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	-	-

Value Reconciliation

Selected Approach	Cost Approach
Improvements	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	9,740
Site Improvements	11,719
Total Value	21,459 0.00 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FDBK	Feed Bunks - Linear Feet	0x0x0			82
	Qual 3	Cond 3	Year 2019	Eff Age 7		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
	Base Cost (8.65 x 82)		709		709	269
						440
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (21.68 x 160)		3,469		3,469	1,596
						1,873
	BFT1	Bulk Feed Tank - Single	0x0x0			30
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 30)		7,087		7,087	3,685
						3,402
	SHDS	Shipping/Storage Container	40x8x8			320
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (18.26 x 320)		5,843		5,843	3,272
						2,571
	STSL	Storage Tanks	0x0x0			1,000
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.79 x 1,000)		4,790		4,790	2,395
						2,395
	SHDS	Yard Shed - Metal	12x8x8		Formed Metal	96
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (24.56 x 96)		2,358		2,358	1,320
						1,038



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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
OA	OTERO LOAMY SAND	NP	15			5.735	48	48	275	275
PA	PRATT BILLOWY	NP	48			31.815	154	154	4,887	4,887
PB	PRATT HUMMOCKY	NP	40			13.315	128	128	1,704	1,704
PD	PRATT LOAMY HUMMOCKY	NP	31			28.975	99	99	2,874	2,874
NP Totals						79.840			9,740	9,740
Total Agland						79.840			9,740	9,740