



# 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	300000844													
Parcel ID	0000-35-25N-25W-4-003-00													
Cadastral ID	0000-25N-25W-35-4-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12709													
HAYES, GREGORY A. ETUX														
177564 COUNTY LINE RD														
MAY OK 73851-0000														
<b>Parcel Location</b>														
Situs	177564 29 RD E													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	35 / 25 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.66988799 -99.95848674														
SEC.35-25-25 5 A TRACT IN S2SW4SE4 BOOK 504 PAGE 057														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	HAYES, GREGORY A. ETUX								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,000	7,357	12%	883	Assessed	19,092	1,282.79					
Year Frozen		Improvements	219,371	151,740		18,209	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	227,371	159,097	19,092	Total Taxable	18,092	1,216.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000844	HAYES, GREGORY A. ETUX	101	227,371	1000	17,536	1,178.00							
2024	2024-300000844	HAYES, GREGORY A. ETUX	101	242,115	1000	16,996	1,130.00							
2023	2023-300000844	HAYES, GREGORY A. ETUX	101	215,350	1000	16,472	1,106.00							
2022	2022-300000844	HAYES, GREGORY A. ETUX	101	158,497	1000	15,228	1,031.00							
2021	2021-300000844	HAYES, GREGORY A. ETUX	101	158,497	1000	14,756	1,019.00							
2020	2020-300000844	HAYES, GREGORY A. ETUX	101	158,497	1000	14,297	968.00							
2019	2019-0000844	HAYES, GREGORY A. ETUX	101	162,657		13,851	827.00							
2018	2018-0000844	HAYES, GREGORY A. ETUX	101	166,867		13,419	801.00							
2017	2017-0000844	HAYES, GREGORY A. ETUX	101	156,945		13,000	776.00							
2016	2016-0000844	HAYES, GREGORY A. ETUX	101	158,865		12,591	751.00							
2015	2015-0000844	HAYES, GREGORY A. ETUX	101	161,472		12,196	728.00							
2014	2014-0000844	HAYES, GREGORY A. ETUX	101	132,713		11,238	671.00							
2013	2013-0000844	HAYES, GREGORY A. ETUX	101	134,369		10,880	649.00							



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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> 5 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 5.00 x 1,600.00 = 8,000 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 8,000		

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>	3,028 / 3,028
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	3,028
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,023 Attached Garage - Finished
<b>Remodel</b>	ROOF -
<b>Year/Eff Age</b>	1995 / 37

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

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

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

Cost Approach		Manual :	
<b>Base Cost</b>	81.70	<b>Total Misc Impr</b>	+ 12,249
<b>Roofing Adj</b>	+ 4.22	<b>Garage Cost</b>	+ 32,530
<b>Subfloor Adj</b>	+ -1.71	<b>Total RCN</b>	= 342,159
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 44%)</b>	- 150,550
<b>Plumbing Adj</b>	+ 3.23	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 191,609
<b>Adj Base Cost</b>	= 98.21	<b>Lot Value</b>	+ 8,000
<b>Total Area</b>	x 3,028	<b>Indicated Value</b>	= 199,609
<b>Adjusted Cost</b>	= 297,380	<b>Value Per SqFt</b>	65.92

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	191,609		
<b>Lot Value</b>	8,000		
<b>Indicated Value</b>	199,609	65.92	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	24,976		
<b>Total Value</b>	224,585	74.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,874.09		1,874
RSPC	Raised Slab Porch - Covered	339	24x11		264	39.30		10,375



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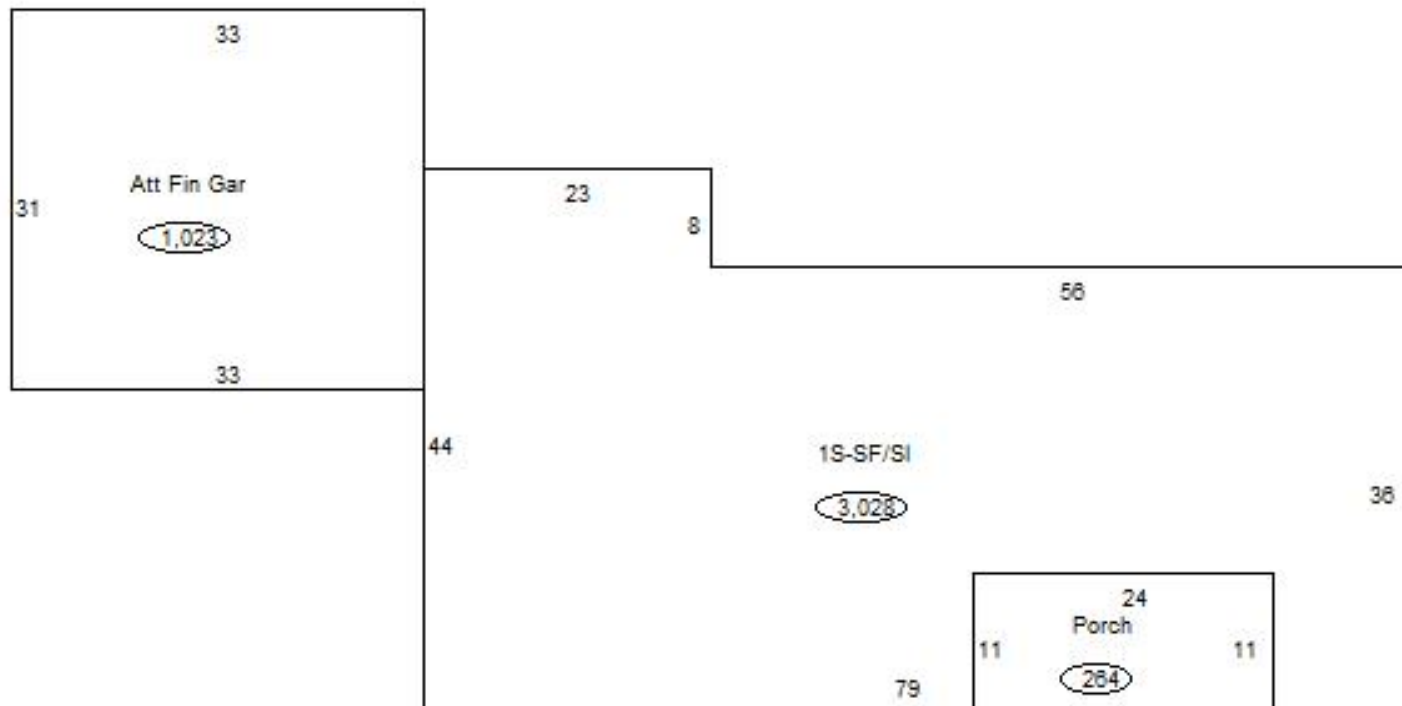
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,028	1.000	3,028
2	G	5		20	Att Fin Gar	1,023	1.000	1,023
3	M	RSPC		20	Porch	264	1.000	264
<b>Total Building Area</b>						3,028		3,028



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	25x13x6		Galvanized Metal	325
	Qual 3	Cond 3	Year 2023	Eff Age	3	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.78 x 325)		2,529	2,529	278	2,251
	GBST	Grain Bin - Storage / Overhead	0x0x0			2,500
	Qual 3	Cond 3	Year 2023	Eff Age	3	
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,500)		4,050	4,050	567	3,483
	PATC	Patio - Covered	68x18x0			1,224
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.83 x 1,224)		15,704	15,704	12,406	3,298
	PACN	Paving - Concrete/ By Garage	12x7x0			84
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.30 x 84)		613	613	490	123
	PACN	Paving - Concrete / Driveway	33x24x0			792
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.11 x 792)		3,255	3,255	2,604	651
	PACN	Paving - Concrete / Sidewalk	38x13x0			494
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.16 x 494)		2,055	2,055	1,644	411
	UTIL	Utility Building	47x26x14		Formed Metal	1,222
	Qual 3	Cond 3	Year 1995	Eff Age	31	
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (58% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.87 x 1,222)		32,835	32,835	19,044	13,791



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	LNT0	Lean To - Attached / Utility Shed	47x17x10		Formed Metal	799		
	Qual	3	Cond	3	Year	1995	Eff Age	31
				0				
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (6.06 x 799)	4,842		4,842	3,874	968	