




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300000846 Parcel ID 0000-01-25N-26W-1-001-00 Cadastral ID 0000-25N-26W-01-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12710 EAGAN, TAYLER JAMES & JODI BROOKE EAGAN 17276 E. 23 RD LAVERNE OK 73848-0000 Parcel Location Situs 17276 E 23 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 1 / 25 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
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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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,100 / 2,100
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	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

HOUSE 8/22/2025

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	220,419		
Lot Value	5,000		
Indicated Value	225,419	107.34	Per SqFt
Agland Value	8,170		
Site Improvements	11,769		
Total Value	245,358	116.84	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.21	Total Misc Impr	+ 20,482
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 224,917
Heat/Cool Adj	+ 10.77	Depreciation (2%)	- 4,498
Plumbing Adj	+ 4.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 220,419
Adj Base Cost	= 97.35	Lot Value	+ 5,000
Total Area	x 2,100	Indicated Value	= 225,419
Adjusted Cost	= 204,435	Value Per SqFt	107.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	13538	30x30	2024	900	7.33		6,597
PATO	Patio - Open	13539	70x10	2024	700	7.33		5,131
PRCH	Porch	13540	7x6	2024	42	22.82		958
PRCH	Porch	13541	8x3	2024	24	22.87		549
PRCH	Porch	13542	9x4	2024	36	22.84		822
PRCH	Porch	13543	4x3	2024	12	22.91		275
PRCH	Porch	13544	10x6	2024	60	22.78		1,367
FPR1	Fireplace - Residential 1 Story		1	2024	1	4,783.32		4,783



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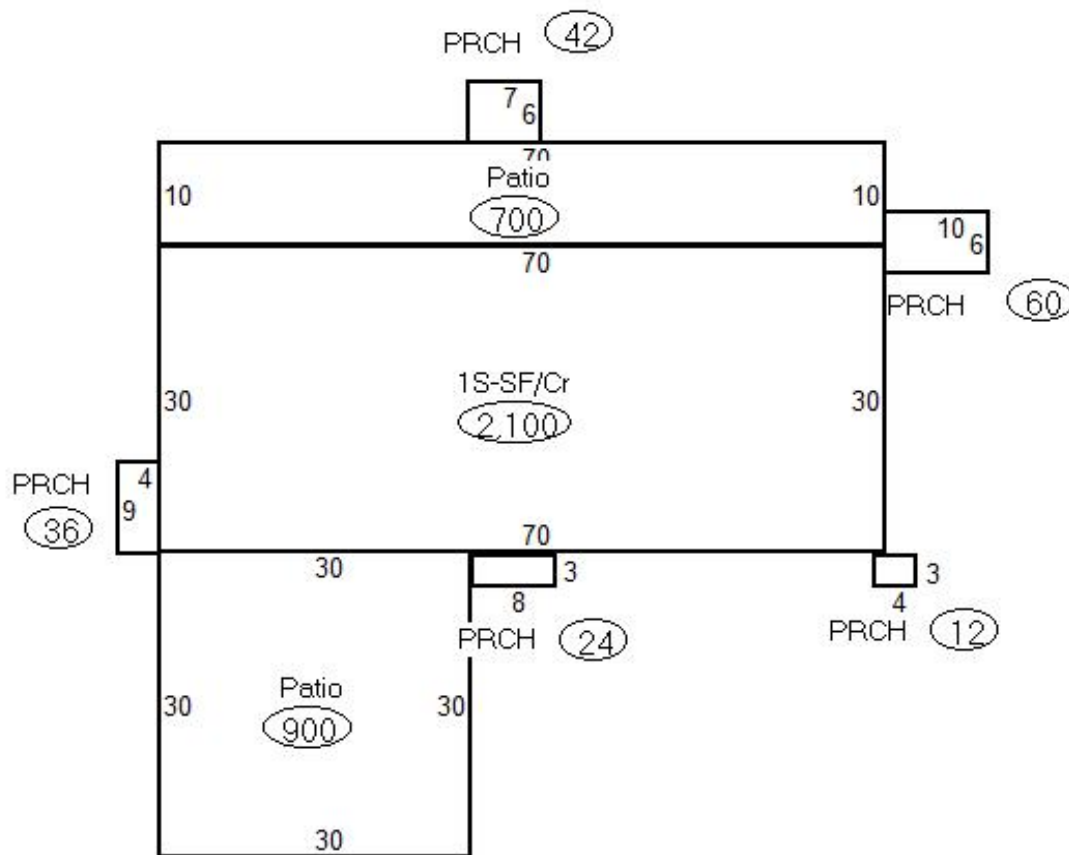
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,100	1.000	2,100
2	M	PATO		20	Patio	900	1.000	900
3	M	PATO		20	Patio	700	1.000	700
4	M	PRCH		20	PRCH	42	1.000	42
5	M	PRCH		20	PRCH	24	1.000	24
6	M	PRCH		20	PRCH	36	1.000	36
7	M	PRCH		20	PRCH	12	1.000	12
8	M	PRCH		20	PRCH	60	1.000	60
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x24x10	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (8.98 x 480)	4,310		4,310	517	3,793
	PACN	Paving - Concrete / EAST SIDEWALK	20x4x0	Concrete		80
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.22 x 80)	738		738	74	664
	PACN	Paving - Concrete / WEST SIDEWALK	30x5x0	Concrete		150
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (7.96 x 150)	1,194		1,194	119	1,075
	PACN	Paving - Concrete / NORTH SIDEWALK	28x4x0	Concrete		112
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (8.64 x 112)	968		968	97	871
	SSIG	Storm Shelter - In Ground	0x0x0	Concrete		1
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (2,422.50 x 1)	2,423		2,423	170	2,253
	SHDS	Shed - Small / BLUE SHIPPING CONTAINER	20x8x6	Dirt		160
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (18.34 x 160)	2,934		2,934	293	2,641
	PACN	Paving - Concrete / BY NORTH STEPS	10x7x0	Concrete		70
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (7.50 x 70)	525		525	53	472



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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			148.498	48	48	7,128	7,128
PD	PRATT LOAMY HUMMOCKY	NP	31			10.502	99	99	1,042	1,042
NP Totals						159.000			8,170	8,170
Total Agland						159.000			8,170	8,170