



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:04:16
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Assessment Data					Primary Image																																																																																																																				
Account 300000875 Parcel ID 0000-15-25N-26W-4-001-00 Cadastral ID 0000-25N-26W-15-4-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25696 MCKEE, (THE) BONNIE CAROL TRUST TRUSTEE: BONNIE CAROL MCKEE % SHELLY JORDAN 18300 E 2 RD BUFFALO OK 73834-																																																																																																																									
Parcel Location Situs 17089 26 RD E Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 15 / 25 / 26 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE										HOUSE 6/6/2022																																																																																																															
Legal Description Lat/Long: 36.62975443 -99.91724904 SEC.15-25-26 TRACT IN SE4SE4 BOOK 743 PAGE 766					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																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.50 x 1,964.29 = 6,875 Factor Value Adjustments Lot Value 6,875		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 65

HOUSE	6/6/2022
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GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	70.64	Total Misc Impr	+ 2,927
Roofing Adj	+ 3.20	Garage Cost	+
Subfloor Adj	+ 1.86	Total RCN	= 139,926
Heat/Cool Adj	+ 8.78	Depreciation (71%)	- 99,347
Plumbing Adj	+ 3.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,579
Adj Base Cost	= 87.82	Lot Value	+ 6,875
Total Area	x 1,560	Indicated Value	= 47,454
Adjusted Cost	= 136,999	Value Per SqFt	30.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,579		
Lot Value	6,875		
Indicated Value	47,454	30.42	Per SqFt
Agland Value			
Site Improvements	19,213		
Total Value	66,667	42.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	346	8x8		64	31.76		2,033
RSPC	Raised Slab Porch - Covered	347	7x4		28	31.93		894



Harper

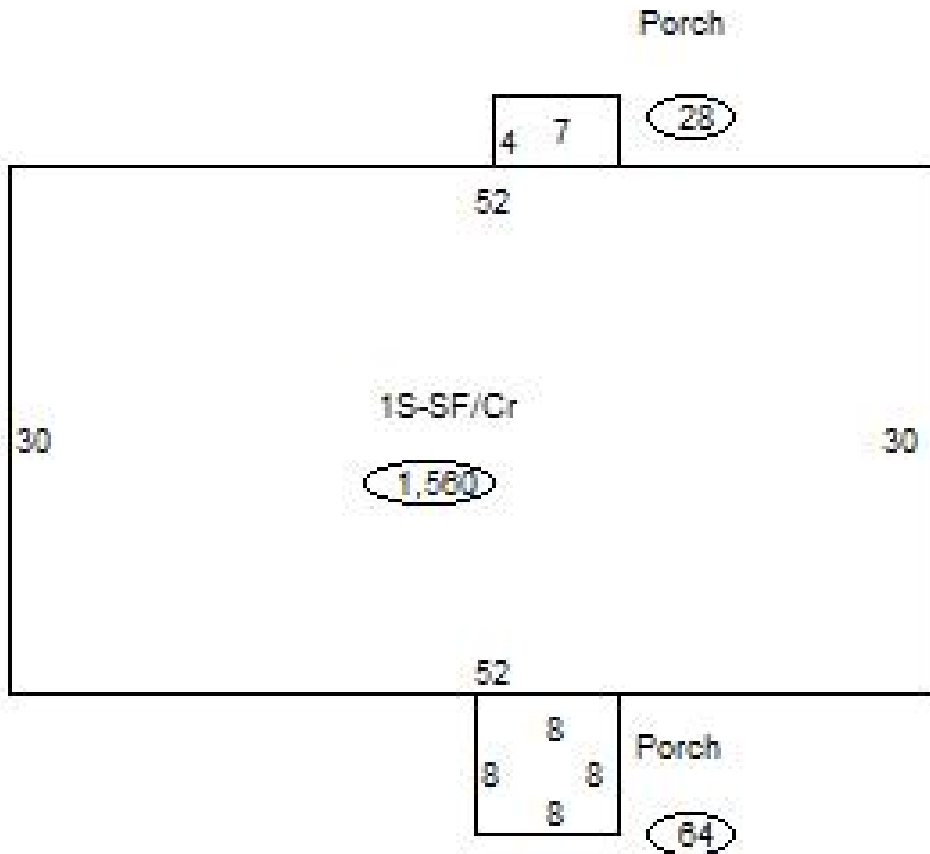
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Sketch Image

300000875



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,560	1.000	1,560
2	M	RSPC		20	Porch	64	1.000	64
3	M	RSPC		20	Porch	28	1.000	28
Total Building Area						1,560		1,560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2019	Eff Age 7	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (20.62 x 200)		4,124		4,124	1,320	2,804
	PERG	Pergola	14x14x8			196
	Qual	3	Cond 3	Year 2012	Eff Age 11	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (12.75 x 196)		2,499		2,499	700	1,799
	CPDT	Carport - Detached	40x25x10		Formed Metal	1,000
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (9.19 x 1,000)		9,190		9,190	6,525	2,665
	SHDS	Shed - Small	36x20x8		Galvanized Metal	720
	Qual	1	Cond 1	Year 1985	Eff Age 57	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.69 x 720)		7,697		7,697	6,158	1,539
	UTIL	Equipment Shed	50x40x10		Galvanized Metal	2,000
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
Base Cost (21.68 x 2,000)		43,360		43,360	32,954	10,406