



# 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	300000899				<p>0000-26-25N-26W-1-001-00 0899 05/16/22</p> <p>1 5/17/2022</p>									
Parcel ID	0000-26-25N-26W-1-001-00													
Cadastral ID	0000-25N-26W-26-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12739													
MCGUIRE, LEE ROY & PATRICIA K. MCGUIRE														
26891 NS 163 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	US HWY 412													
Subdivision														
Lot/Block	/	Parcel Size	319.95 - Acres											
Sec/Twn/Rng	26 / 25 / 26 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.60417279 -99.85694051														
SEC.26-25-26 E2 LESS .05 ACRE IN NW4NE4														
<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>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	15,819	15,819	12%	1,898	Assessed	1,898 127.53						
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	15,819	15,819		1,898	Total Taxable	1,898 128.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000899	MCGUIRE, LEE ROY &	101	15,819	0	1,898	128.00							
2024	2024-300000899	MCGUIRE, LEE ROY &	101	15,819	0	1,898	126.00							
2023	2023-300000899	MCGUIRE, LEE ROY &	101	15,819	0	1,898	127.00							
2022	2022-300000899	MCGUIRE, LEE ROY &	101	16,164	0	1,939	131.00							
2021	2021-300000899	MCGUIRE, LEE ROY &	101	16,164	0	1,939	134.00							
2020	2020-300000899	MCGUIRE, LEE ROY &	101	16,164	0	1,939	131.00							
2019	2019-0000899	MCGUIRE, LEE ROY &	101	16,164		1,939	116.00							
2018	2018-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							
2017	2017-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							
2016	2016-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							
2015	2015-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							
2014	2014-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							
2013	2013-0000899	MCGUIRE, LEE ROY &	101	16,182		1,942	116.00							



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Lot Data	Primary Image
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
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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	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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	15,819		
Site Improvements			
Total Value	15,819	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

300000899

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	NP	50			1.673	160	160	268	268
MB	MANSIC CLAY 1-3%	NP	45			1.771	144	144	255	255
MG	MANSKER-POTTER 5-20%	CR	15			.354	76	76	27	27
MG	MANSKER-POTTER 5-20%	NP	15			315.018	48	48	15,121	15,121
PB	PRATT HUMMOCKY	CR	40			.046	204	204	9	9
PB	PRATT HUMMOCKY	NP	40			1.088	128	128	139	139
<b>NP Totals</b>						319.950			15,819	15,819
<b>Total Agland</b>						319.950			15,819	15,819