



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:04:39
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Assessment Data				Primary Image						
Account	300000902			No Image On File						
Parcel ID	0000-26-25N-26W-2-002-00									
Cadastral ID	0000-25N-26W-26-2-002-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	4							
Tax Area	101 - 1R-LAVERNE									
Name ID	12741									
WESTERN FARMERS ELECTRIC COOPERATIVE										
P O BOX 429 ANADARKO OK 73005-0000										
Parcel Location										
Situs	17106 US HWY 412									
Subdivision										
Lot/Block	/	Parcel Size	1.34 - Acres							
Sec/Twn/Rng	26 / 25 / 26 / 2									
Neighborhood	1000 - COUNTY									
School District	1-LAVERN - 1-LAVERNE									
Legal Description				Building Permits						
Lat/Long: 36.62051891 -99.91140971										
SEC.26-25-26 TRACT IN NW4 BOOK 503 PAGE 647				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	6,449	0	12%	0	Assessed	0	0.00	
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	6,449	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300000902	WESTERN FARMERS ELECTRIC	101	6,449	0		.00			
2024	2024-300000902	WESTERN FARMERS ELECTRIC	101	6,449	0		.00			
2023	2023-300000902	WESTERN FARMERS ELECTRIC	101		0		.00			
2022	2022-300000902	WESTERN FARMERS ELECTRIC	101		0		.00			
2021	2021-300000902	WESTERN FARMERS ELECTRIC	101		0		.00			
2020	2020-300000902	WESTERN FARMERS ELECTRIC	101		0		.00			
2019	2019-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2018	2018-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2017	2017-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2016	2016-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2015	2015-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2014	2014-0000902	WESTERN FARMERS ELECTRIC	101				.00			
2013	2013-0000902	WESTERN FARMERS ELECTRIC	101				.00			



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Lot Data	Primary Image		
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.2897</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 1.29 x 5,000.39 = 6,449</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 6,449</p>			
Cost Approach			
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 6,449</p> <p>Cost Approach Value 6,449</p>	<th data-bbox="703 884 1588 913">Image Information</th> <p data-bbox="732 932 837 957">Image ID</p> <p data-bbox="732 961 837 987">Image Date</p> <p data-bbox="732 991 789 1016">Name</p> <p data-bbox="732 1020 837 1045">Description</p>		Image Information
Income Approach	Value Reconciliation		
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 6,449</p> <p>Total Appraised Value 6,449</p>		