



# 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	300000919													
Parcel ID	0000-35-25N-26W-4-001-00													
Cadastral ID	0000-25N-26W-35-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12749													
MESSNER, VAN & ROSE ANNA MESSNER														
RT 2 BOX 68 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	17201 E 29 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	35 / 25 / 26 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.62924904 -99.89982860														
SEC.35-25-26 SE4 BOOK 666 PAGE 725														
<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					
					666/725	OHAIR, DAN E. AND	12/09/2010	145,000	Q					
					510/194	WHEELER, ANSON CRAIG, ETU	10/24/1995	98,000	PQ					
<b>Parcel Valuation</b>														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap		Land Value	19,787	19,787	12%	2,374	Assessed	9,063	608.94					
Year Frozen		Improvements	2,455	1,566		188	Penalty	0						
Uncapped Value	0	Mobile Home	54,536	54,174		6,501	Exemption	0	0.00					
TIF Project ID	0	Total Value	76,778	75,527		9,063	Total Taxable	9,063	609.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300000919	MESSNER, VAN &	101	76,778	0	8,798	591.00							
2024	2024-300000919	MESSNER, VAN &	101	79,664	0	8,543	568.00							
2023	2023-300000919	MESSNER, VAN &	101	73,815	0	8,294	557.00							
2022	2022-300000919	MESSNER, VAN &	101	67,107	0	8,053	545.00							
2021	2021-300000919	MESSNER, VAN &	101	67,107	0	8,053	556.00							
2020	2020-300000919	MESSNER, VAN &	101	67,107	0	8,053	546.00							
2019	2019-0000919	MESSNER, VAN &	101	70,488		8,458	505.00							
2018	2018-0000919	MESSNER, VAN &	101	70,832		8,419	502.00							
2017	2017-0000919	MESSNER, VAN &	101	23,497		2,659	159.00							
2016	2016-0000919	MESSNER, VAN &	101	23,497		2,582	154.00							
2015	2015-0000919	MESSNER, VAN &	101	23,497		2,507	150.00							
2014	2014-0000919	MESSNER, VAN &	101	23,497		2,434	145.00							
2013	2013-0000919	MESSNER, VAN &	101	23,497		2,363	141.00							



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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		<p>0000-35-25N-26W-4-001-00 0919 05/16/22</p>

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,160 / 2,160
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,160
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 23

4	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	42.23	Total Misc Impr	+ 1,493
Roofing Adj	+ 1.98	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 109,234
Heat/Cool Adj	+ 1.64	Depreciation ( 52%)	- 56,802
Plumbing Adj	+ 4.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,432
Adj Base Cost	= 49.88	Lot Value	+ 5,000
Total Area	x 2,160	Indicated Value	= 57,432
Adjusted Cost	= 107,741	Value Per SqFt	26.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,432		
Lot Value	5,000		
Indicated Value	57,432	26.59	Per SqFt
Agland Value	14,787		
Site Improvements	2,506		
Total Value	74,725	34.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8419	112		112	13.33		1,493



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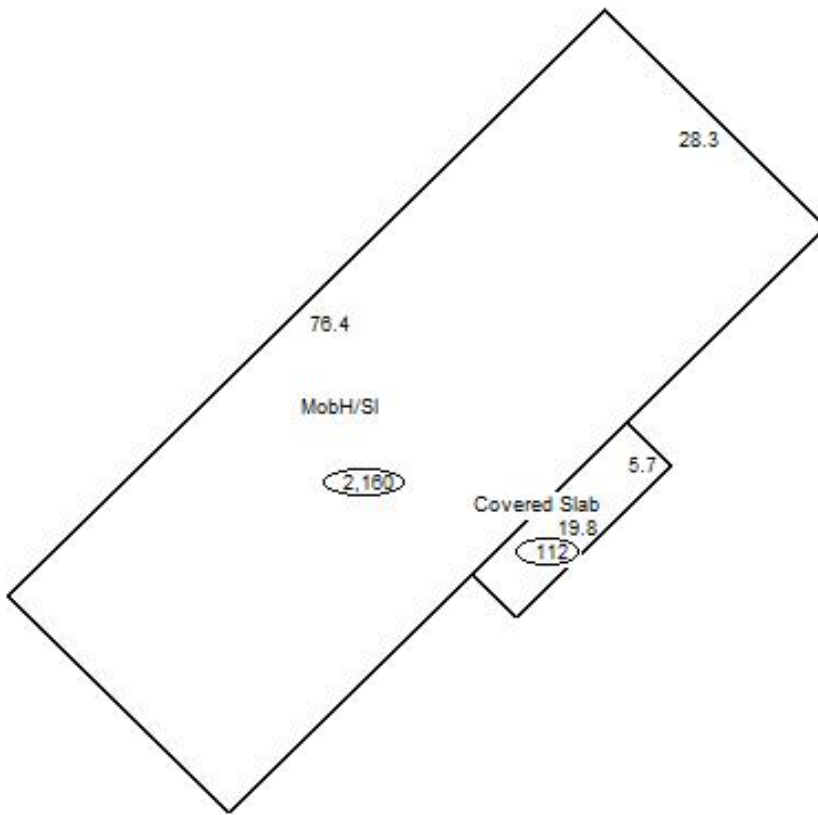
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	20	MobH/SI	2,160	1.000	2,160
2	M	PRCH		20	Covered Slab	112	1.000	112
<b>Total Building Area</b>						2,160		2,160



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	20x80x8		Formed Metal	1,600
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.82 x 1,600)		10,912	10,912	8,730	2,182	
	GBST	Grain Bin 1,00 BU	0x0x0			1,000
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (1.62 x 1,000)		1,620	1,620	1,296	324	



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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
MD	MANSKER LOAM 1-3%	NP	39			.139	125	125	17	17
MG	MANSKER-POTTER 5-20%	NP	15			50.683	48	48	2,433	2,433
MG	MANSKER-POTTER 5-20%	CR	15			48.772	76	76	3,724	3,724
PB	PRATT HUMMOCKY	CR	40			34.306	204	204	6,985	6,985
PB	PRATT HUMMOCKY	NP	40			4.587	128	128	587	587
PC	PRATT LOAMY BILLOWY	NP	37			2.579	118	118	305	305
PD	PRATT LOAMY HUMMOCKY	NP	31			.742	99	99	74	74
TE	TIVOLI-QUINLAN	NP	12			17.134	38	38	658	658
TE	TIVOLI-QUINLAN	CR	12			.059	61	61	4	4
<b>CR Totals</b>						159.000			14,787	14,787
<b>Total Agland</b>						159.000			14,787	14,787