



# 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	300001439				<p>0000-31-26N-23W1-002-00            5/18/2022            ACCT. #1439</p> <p>1 <span style="float: right;">5/19/2022</span></p>									
Parcel ID	0000-31-26N-23W-1-002-00													
Cadastral ID	0000-26N-23W-31-1-002-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12917													
HIGH SUMMIT FARMS, L.L.C.														
8702 NW KENSINGTON PLACE LAWTON OK 73505-0000														
<b>Parcel Location</b>														
Situs	186 RD & E 22													
Subdivision														
Lot/Block	/	Parcel Size	15 - Acres											
Sec/Twn/Rng	31 / 26 / 23 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.67010559 -99.67904527														
SEC 31-26N-23W TRACT IN NE4 N186 & E22 ROAD														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </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										
548/834	SNELL, GARY WAYNE ETAL.	09/30/1999	22,500	Q										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	75,000	75,000	12%	9,000	Assessed	35,132 2,360.52						
Year Frozen		Improvements	217,770	217,770		26,132	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	292,770	292,770		35,132	Total Taxable	35,132 2,361.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001439	HIGH SUMMIT FARMS, L.L.C.	101	292,770	0	33,960	2,282.00							
2024	2024-300001439	HIGH SUMMIT FARMS, L.L.C.	101	297,021	0	32,343	2,151.00							
2023	2023-300001439	HIGH SUMMIT FARMS, L.L.C.	101	256,691	0	30,803	2,069.00							
2022	2022-300001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464	0	31,136	2,108.00							
2021	2021-300001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464	0	31,136	2,150.00							
2020	2020-300001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464	0	31,136	2,109.00							
2019	2019-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2018	2018-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2017	2017-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2016	2016-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2015	2015-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2014	2014-0001439	HIGH SUMMIT FARMS, L.L.C.	101	259,464		31,136	1,858.00							
2013	2013-0001439	HIGH SUMMIT FARMS, L.L.C.	101	274,464		32,936	1,966.00							



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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 15</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 15.00 x 5,000.00 = 75,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 75,000</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 237,609</p> <p>Total Improvement Value 237,609</p> <p>Land Value 75,000</p> <p>Cost Approach Value 312,609</p>	<p><b>Image Information</b></p> <p>Image ID 19126</p> <p>Image Date 5/19/2022</p> <p>Name 1439_1.JPG</p> <p>Description 1</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 237,609</p> <p>Land Value 75,000</p> <p>Total Appraised Value 312,609</p>	



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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	O	HGNS		50	HGNS	20,496	1.000	20,496

Total Building Area



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HGNS	Hog - Nursery	488x42x8	Base	Formed Metal	20,496
	Qual 4	Cond 4	Year 2001	Eff Age 15		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (32.65 x 20,496)			669,194	441,668		227,526
	MLFS	Manure, Lagoon Flotation System	0x0x0	Base		1
	Qual 3	Cond 3	Year 2001	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7,225.00 x 1)			7,225			7,225
	MAGP	Manure, Agitator & Pumps	0x0x0	Base		1
	Qual 3	Cond 3	Year 2001	Eff Age 25		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (13,611.44 x 1)			13,611	10,753		2,858
<b>Total Site Improvement Value</b>						<b>237,609</b>