



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:12:01
Page 1

Assessment Data					Primary Image									
Account	300001492													
Parcel ID	0000-08-26N-24W-2-002-00													
Cadastral ID	0000-26N-24W-08-2-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12990													
ASHPAUGH, BRADLEY J. & SUSAN D. ASHPAUGH														
1822 N. 180 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	01822 180 RD N													
Subdivision														
Lot/Block	/	Parcel Size	15.05 - Acres											
Sec/Twn/Rng	8 / 26 / 24 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 6/16/2022														
Legal Description Lat/Long: 36.75031618 -99.68777333														
SEC. 8-26-24 15 AC TRACT IN NW4NW4 BOOK 609 PAGE 073														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	ASHPAUGH, BRADLEY J. &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,599	6,599	12%	792	Assessed	16,682	1,120.86					
Year Frozen		Improvements	43,266	37,397		4,488	Penalty	0						
Uncapped Value	0	Mobile Home	105,918	95,018		11,402	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	155,783	139,014		16,682	Total Taxable	15,682	1,054.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300001492	ASHPAUGH, BRADLEY J. &			101	160,917	1000	15,195	1,021.00					
2024	2024-300001492	ASHPAUGH, BRADLEY J. &			101	155,267	1000	11,155	742.00					
2023	2023-300001492	ASHPAUGH, BRADLEY J. &			101	112,735	1000	10,802	725.00					
2022	2022-300001492	ASHPAUGH, BRADLEY J. &			101	111,405	1000	10,457	708.00					
2021	2021-300001492	ASHPAUGH, BRADLEY J. &			101	111,405	1000	10,124	699.00					
2020	2020-300001492	ASHPAUGH, BRADLEY J. &			101	89,997	1000	9,800	664.00					
2019	2019-0001492	ASHPAUGH, BRADLEY J. &			101	92,943		10,153	606.00					
2018	2018-0001492	ASHPAUGH, BRADLEY J. &			101	95,888		10,506	627.00					
2017	2017-0001492	ASHPAUGH, BRADLEY J. &			101	98,084		10,552	630.00					
2016	2016-0001492	ASHPAUGH, BRADLEY J. &			101	116,925		10,215	610.00					
2015	2015-0001492	ASHPAUGH, BRADLEY J. &			101	99,276		9,888	590.00					
2014	2014-0001492	ASHPAUGH, BRADLEY J. &			101	85,635		7,627	455.00					
2013	2013-0001492	ASHPAUGH, BRADLEY J. &			101	88,677		7,376	440.00					



Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:12:02
 Page 2

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>0000-08-26N-24W-2-002-00 6/15/2022 ACCT. #1492</p>

Residential Data	
Type	6 Mobile Home 70 x 30
Condition	4 - Good
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,100 / 2,100
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	2005 / 16

HOUSE	6/16/2022
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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	53.20	Total Misc Impr	+ 35,218
Roofing Adj	+ 2.91	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 170,836
Heat/Cool Adj	+ 2.46	Depreciation (38%)	- 64,918
Plumbing Adj	+ 6.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,918
Adj Base Cost	= 64.58	Lot Value	+ 5,000
Total Area	x 2,100	Indicated Value	= 110,918
Adjusted Cost	= 135,618	Value Per SqFt	52.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,918		
Lot Value	5,000		
Indicated Value	110,918	52.82	Per SqFt
Agland Value	1,599		
Site Improvements	43,266		
Total Value	155,783	74.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SKMS	Skirting - Masonry	0	210	2005	210	24.77		5,202
WODC	Wood Deck - Covered	11588	30x12	2014	360	31.71		11,416
PRCH	Slab Porch - Covered	11589	30x12	2023	360	16.87		6,073
PRCH	Slab Porch - Covered	11590	52x15	2023	780	16.06		12,527



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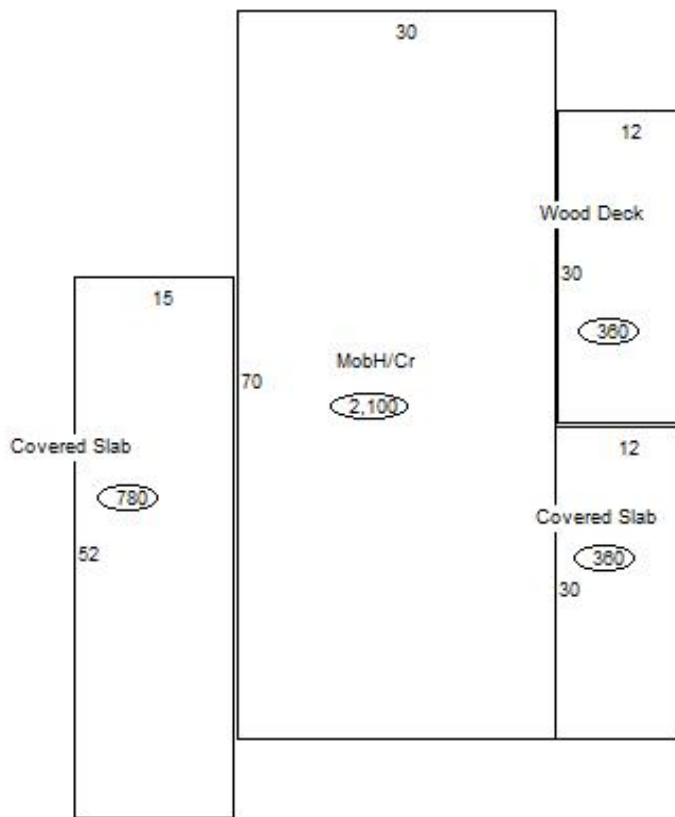
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
 Time 06:12:02
 Page 3

Sketch Image

300001492



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,100	1.000	2,100
2	M	WODC		20	Wood Deck	360	1.000	360
3	M	PRCH		20	Covered Slab	360	1.000	360
4	M	PRCH		20	Covered Slab	780	1.000	780
Total Building Area						2,100		2,100



Harper

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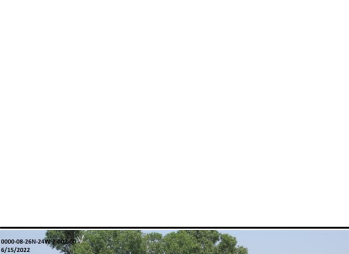
Date 02/06/2026

Time 06:12:02

Page 4

300001492

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	50x30x12	Dirt	Formed Metal	1,500		
	Qual	3	Cond	3	Year	2024	Eff Age	2
				0				
				0				
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD		
Base Cost (20.32 x 1,500)		30,480		30,480	914	29,566		
	LNT0	Lean To - Attached	50x15x6	Dirt	Formed Metal	750		
	Qual	3	Cond	3	Year	2024	Eff Age	2
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD	
	Base Cost (5.49 x 750)		4,118		4,118	494	3,624	
	LNT0	Lean To - Attached	50x15x6	Dirt	Formed Metal	750		
	Qual	3	Cond	3	Year	2024	Eff Age	2
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD	
	Base Cost (5.49 x 750)		4,118		4,118	494	3,624	
	PACN	Paving - Concrete / Back Sidewalk	52x15x0			780		
	Qual	4	Cond	4	Year	2020	Eff Age	5
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD	
	Base Cost (5.16 x 780)		4,025		4,025	1,087	2,938	
	PACN	PAVING-CONCRETE FRONT	30x12x0			360		
	Qual	4	Cond	4	Year	2018	Eff Age	6
				0				
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD	
Base Cost (5.24 x 360)		1,886		1,886	604	1,282		
	CKCP	Chicken Coop	10x12x4			120		
	Qual	4	Cond	4	Year	2018	Eff Age	6
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD	
	Base Cost (6.67 x 120)		800		800	296	504	
	SHDS	Yard Shed - Wood	15x8x6			120		
	Qual	4	Cond	4	Year	2014	Eff Age	10
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)		RCNLD	
	Base Cost (24.83 x 120)		2,980		2,980	1,252	1,728	



Harper

Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:12:02
Page 5

Agland Inventory

300001492

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DC	DALHART-CARWILE	NP	48			3.783	154	154	581	581
PD	PRATT LOAMY HUMMOCKY	NP	31			10.267	99	99	1,018	1,018
NP Totals						14.050			1,599	1,599
Total Agland						14.050			1,599	1,599