



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 300001676 Parcel ID 0000-17-26N-25W-3-001-00 Cadastral ID 0000-26N-25W-17-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13061 RIGGS, RANDAL & JERRI K. RIGGS 167150 EW 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 17479 E 20 RD Subdivision Lot/Block / Parcel Size 180 - Acres Sec/Twn/Rng 17 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
SHED ATTACHED TO QUONSET 1/24/2025																																																																																																																									
Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.61674423 -99.75408472 SEC.17-26-25 SE4; N2NE4SW4 BOOK 509 PG 022					<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																																																																																																											
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.6 - Fair
Quality	2.6 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	962 Total, 962 Partition
Garage Type	400 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1946 / 72

House	6/23/2022
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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	84.18	Total Misc Impr	+ 448
Roofing Adj	+ 3.83	Garage Cost	+ 14,844
Subfloor Adj	+ 0.78	Total RCN	= 179,479
Heat/Cool Adj	+ 9.97	Depreciation (73%)	- 131,020
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 28.06	RCNLD	= 48,459
Adj Base Cost	= 131.56	Lot Value	+ 6,500
Total Area	x 1,248	Indicated Value	= 54,959
Adjusted Cost	= 164,187	Value Per SqFt	44.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,459		
Lot Value	6,500		
Indicated Value	54,959	44.04	Per SqFt
Agland Value	32,667		
Site Improvements	143,820		
Total Value	231,446	185.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	623	6x4		24	9.35		224
PATO	Raised Slab Porch - Open	8513	6x4		24	9.35		224



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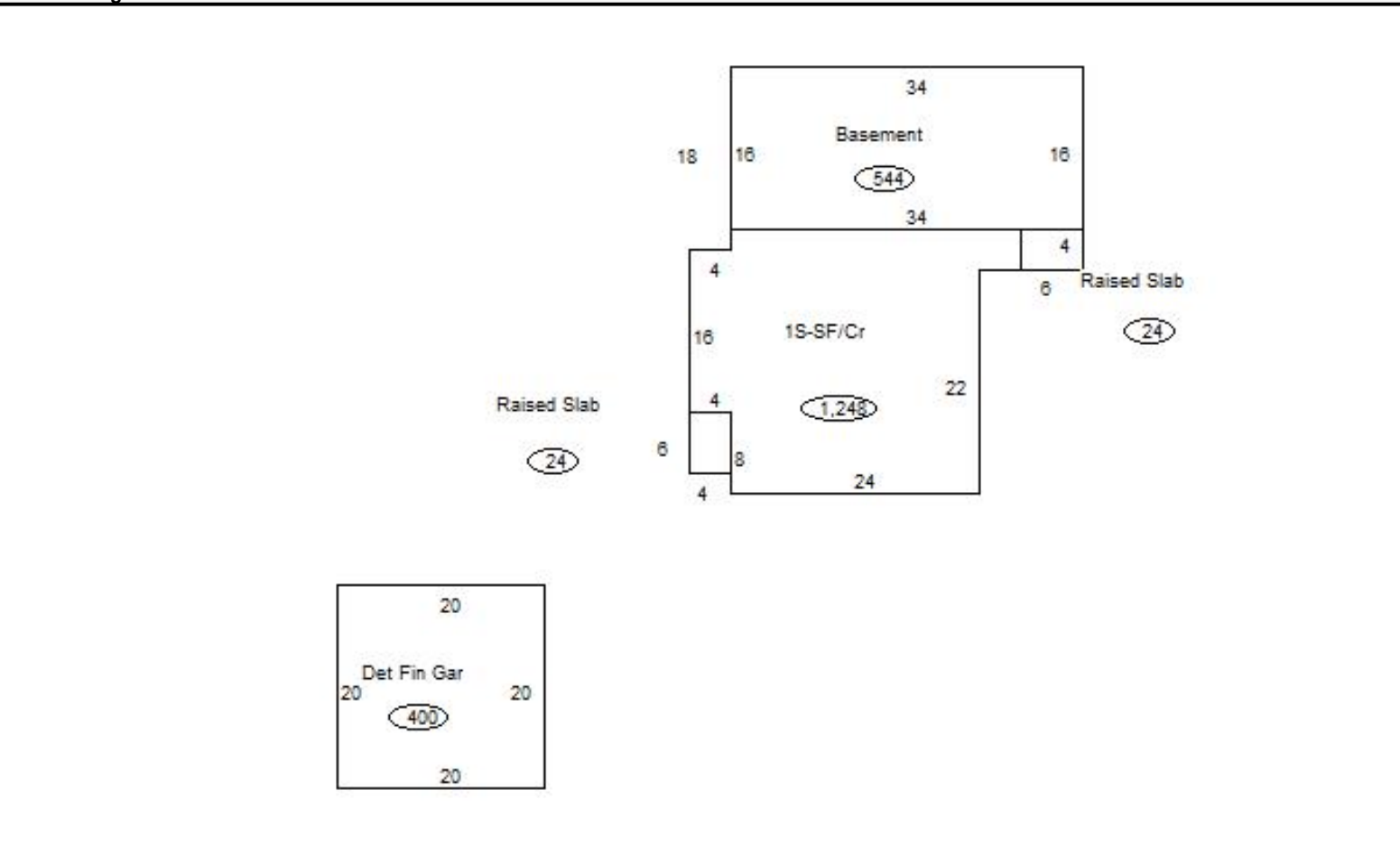
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,248	1.000	1,248
2	B	1		20	Basement	544	1.000	544
3	M	PATO		20	Raised Slab	24	1.000	24
4	M	PATO		20	Raised Slab	24	1.000	24
5	G	6		20	Det Fin Gar	400	1.000	400
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x45x16	Concrete	Formed Metal	2,700
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Warm & Cooled Air		Total Area	400		2,404
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (23.25 x 2,700)		62,775	2,404	65,179	1,955	63,224
	UTIL	UTIL / ATTACHED TO QU 2024	50x40x16	Concrete	Formed Metal	2,000
	Qual	3.5	Cond 3	Year 2023	Eff Age 3	
			0			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (26.64 x 2,000)		53,280		53,280	2,664	50,616
	GBST	Grain Bin - Storage 2500 x 2	0x0x0			5,000
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 5,000)		8,100		8,100	2,592
	SHDS	Shipping/Storage Container	30x8x6		Formed Metal	240
	Qual	3	Cond 3	Year 2014	Eff Age 12	
			0			
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (21.05 x 240)		5,052		5,052	2,324	2,728
	BFT1	Bulk Feed Tank - Single 20 TON	0x0x0			20
	Qual	3	Cond 3	Year 2011	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 20)		4,725		4,725	2,741
	GBST	Grain Bin 3500 BU	0x0x0			3,500
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 3,500)		5,670		5,670	3,459
	GBST	Grain Bin - Storage 2500 BU	0x0x0			2,500
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,500)		4,050		4,050	2,835



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Wood	20x20x8		Galvanized Metal	400	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (18.58 x 400)		7,432		7,432	5,946	1,486
	QUON	Quonset	100x50x16		Galvanized Metal	5,000	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD	
	Base Cost (7.85 x 5,000)		39,250		39,250	28,653	10,597
	SHDS	Yard Shed - Wood / Behind House	8x6x6		Galvanized Metal	48	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (33.11 x 48)		1,589		1,589	1,271	318
	PACN	Paving - Concrete / South Sidewalk	55x4x0			220	
	Qual	3	Cond 3	Year 1946	Eff Age 80		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.34 x 220)		1,175		1,175	940	235
	PACN	Paving - Concrete / West Sidewalk	5x4x0			20	
	Qual	3	Cond 3	Year 1946	Eff Age 80		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (8.15 x 20)		163		163	130	33
	PATO	Raised Slab / By Old Shed	100x25x0			2,500	
	Qual	3	Cond 3	Year 1946	Eff Age 80		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.33 x 2,500)		18,325		18,325	14,660	3,665



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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
LA	LAS ANIMAS SOILS	NP	43			116.922	138	138	16,088	16,088
LA	LAS ANIMAS SOILS	CR	43			4.908	219	219	1,074	1,074
MD	MANSKER LOAM 1-3%	CR	39			.021	199	199	4	4
MD	MANSKER LOAM 1-3%	NP	39			3.241	125	125	404	404
PA	PRATT BILLOWY	NP	48			5.113	154	154	785	785
SD	SPUR LOAM	CR	70			28.944	356	356	10,313	10,313
SD	SPUR LOAM	NP	70			17.851	224	224	3,999	3,999
NP Totals						177.000			32,667	32,667
Total Agland						177.000			32,667	32,667