



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 06:14:47
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Assessment Data					Primary Image																																																																																																																				
Account 300001681 Parcel ID 0000-18-26N-25W-1-003-00 Cadastral ID 0000-26N-25W-18-1-003-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13063 RIGGS, RANDAL & JERRI K. RIGGS 167150 EW 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 01911 N 174 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 18 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
House 6/23/2022																																																																																																																									
Legal Description Lat/Long: 36.61673849 -99.75321650 SEC.18-26-25 E2NE4 BOOK 555 PAGE 424					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> </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 1.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,360 / 1,360
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	2 / 1.0 /
Basement Area	
Garage Type	500 Detached Garage - Finished
Remodel	
Year/Eff Age	1955 / 78

House	6/23/2022
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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	79.28	Total Misc Impr	+ 231
Roofing Adj	+ 3.69	Garage Cost	+ 16,409
Subfloor Adj	+ 0.99	Total RCN	= 149,906
Heat/Cool Adj	+ 9.78	Depreciation (78%)	- 116,927
Plumbing Adj	+ 4.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,979
Adj Base Cost	= 97.99	Lot Value	+ 5,375
Total Area	x 1,360	Indicated Value	= 38,354
Adjusted Cost	= 133,266	Value Per SqFt	28.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,979		
Lot Value	5,375		
Indicated Value	38,354	28.20	Per SqFt
Agland Value	12,490		
Site Improvements	4,765		
Total Value	55,609	40.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	626	5x5		25	9.25		231



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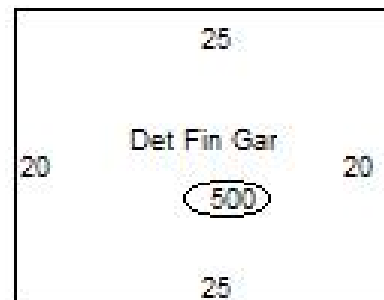
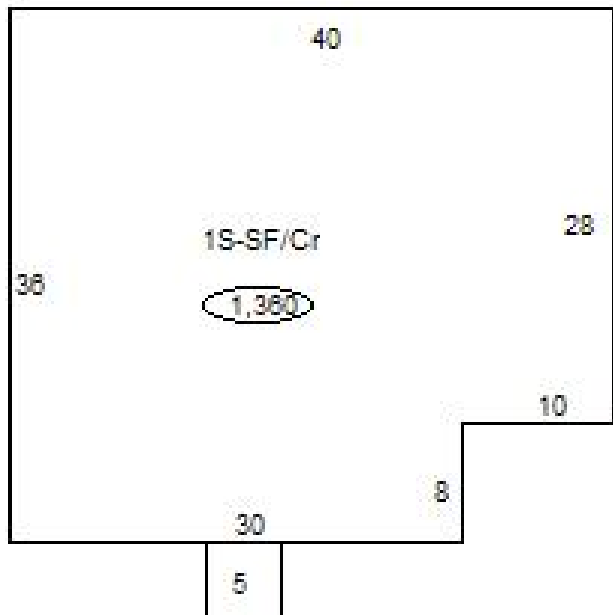
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Sketch Image

300001681



Raised Slab

25 (circled)

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,360	1.000	1,360
2	G	6		20	Det Fin Gar	500	1.000	500
3	M	PATO		20	Raised Slab	25	1.000	25
Total Building Area						1,360		1,360



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATO	Patio - Open	20x20x0			400	
	Qual 3	Cond 3	Year 2015	Eff Age	11		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (7.33 x 400)		2,932		2,932	1,525	1,407
	SHDS	Yard Shed - Metal	18x15x6		Formed Metal	270	
	Qual 3	Cond 3	Year 2010	Eff Age	16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (19.84 x 270)		5,357		5,357	2,786	2,571
	LNTO	Lean To - Attached / Garage	20x20x8		Galvanized Metal	400	
	Qual 2	Cond 2	Year 1995	Eff Age	37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.88 x 400)		2,352		2,352	1,882	470
	CKCP	Chicken Coop	15x15x8		Galvanized Metal	225	
	Qual 1	Cond 1	Year 1990	Eff Age	50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.01 x 225)		902		902	722	180
	PACN	Paving - Concrete / Sidewalk	24x4x0			96	
	Qual 3	Cond 3	Year 1955	Eff Age	71		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.12 x 96)		684		684	547	137



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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
DC	DALHART-CARWILE	NP	48			.337	154	154	52	52
LA	LAS ANIMAS SOILS	NP	43			26.376	138	138	3,629	3,629
LA	LAS ANIMAS SOILS	CR	43			2.165	219	219	474	474
MD	MANSKER LOAM 1-3%	CR	39			.041	199	199	8	8
MD	MANSKER LOAM 1-3%	NP	39			1.225	125	125	153	153
PA	PRATT BILLOWY	CR	48			10.077	244	244	2,462	2,462
PA	PRATT BILLOWY	NP	48			28.708	154	154	4,410	4,410
PC	PRATT LOAMY BILLOWY	NP	37			5.807	118	118	688	688
PC	PRATT LOAMY BILLOWY	CR	37			2.682	188	188	505	505
PD	PRATT LOAMY HUMMOCKY	CR	31			.034	158	158	5	5
PD	PRATT LOAMY HUMMOCKY	NP	31			1.048	99	99	104	104
NP Totals						78.500			12,490	12,490
Total Agland						78.500			12,490	12,490