



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	300001701													
Parcel ID	0000-21-26N-25W-1-001-00													
Cadastral ID	0000-26N-25W-21-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	23841													
MANNING, DANIEL														
17630 STATE HWY 149 LAVERNE OK 73848-0000														
Parcel Location														
Situs	E 20 RD													
Subdivision														
Lot/Block	/	Parcel Size	124.463 - Acres											
Sec/Twn/Rng	21 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 7/5/2022														
Legal Description Lat/Long: 36.64757825 -99.47591363														
SEC.21-26-25 NE4 LESS TRACTS- ABANDONED RR TR AND LESS 2 ACRE TRACT														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
774/77	FREEMAN, DWIGHT S. &	11/03/2022	231,000	18										
674/151	SMITH, EVERETT D. (TRUST	10/17/2011	162,500	MQ										
497/211	PRESTON, CECIL M. ETUX	07/01/1994	120,000	U										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2024	Land Value	35,624	35,624	12%	Assessed	4,789	321.77						
Year Frozen		Improvements	4,287	4,287		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	39,911	39,911		Total Taxable	4,789	322.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001701	MANNING, DANIEL	101	39,911	0	4,789	322.00							
2024	2024-300001701	MANNING, DANIEL	101	40,307	0	4,837	322.00							
2023	2023-300001701	MANNING, DANIEL	101	39,946	0	4,794	322.00							
2022	2022-300001701	FREEMAN, DWIGHT S. &	101	30,190	0	3,623	245.00							
2021	2021-300001701	FREEMAN, DWIGHT S. &	101	30,465	0	3,656	252.00							
2020	2020-300001701	FREEMAN, DWIGHT S. &	101	30,465	0	3,656	248.00							
2019	2019-0001701	FREEMAN, DWIGHT S. &	101	30,465		3,656	218.00							
2018	2018-0001701	FREEMAN, DWIGHT S. &	101	30,465		3,656	218.00							
2017	2017-0001701	FREEMAN, DWIGHT S. &	101	30,465		3,656	218.00							
2016	2016-0001701	FREEMAN, DWIGHT S. &	101	30,465		3,656	218.00							
2015	2015-0001701	FREEMAN, DWIGHT S. &	101	82,233		3,995	238.00							
2014	2014-0001701	FREEMAN, DWIGHT S. &	101	79,054		3,879	231.00							
2013	2013-0001701	FREEMAN, DWIGHT S. &	101	79,054		3,765	225.00							



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Lot Data		Acre - Exempt		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value				1	7/5/2022			
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent				
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	DEFAULT DEFAULT SELECTION MODEL			
Roof Cover				Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age /				Indicated Value	0.00 Per SqFt			
Cost Approach				Value Reconciliation				
Manual :								
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HAYS	Hay Shed Open Sides	60x35x10		Galvanized Metal	2,100
	Qual 4	Cond 3.75	Year 1985	Eff Age 35		
		Valuation Summary	Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
		Base Cost (7.73 x 2,100)	16,233	16,233	12,012	4,221



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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			28.272	138	138	3,890	3,890
LA	LAS ANIMAS SOILS	CR	43			9.005	219	219	1,971	1,971
SC	SPUR CLAY LOAM	CR	70			34.436	356	356	12,269	12,269
SC	SPUR CLAY LOAM	NP	70			8.556	224	224	1,916	1,916
SC	SPUR CLAY LOAM	CR	70			4.083	356	356	1,455	1,455
SD	SPUR LOAM	NP	70			1.284	224	224	288	288
SD	SPUR LOAM	CR	70			27.509	356	356	9,801	9,801
SD	SPUR LOAM	CR	70			4.970	356	356	1,771	1,771
SD	SPUR LOAM	CR	70			6.350	356	356	2,263	2,263
CR Totals						124.463			35,624	35,624
Total Agland						124.463			35,624	35,624