



# 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	300001713				<p>0000-21-26N-25W-1-019-00            ACCT # 1713 07/01/22</p> <p>1 <span style="float: right;">7/5/2022</span></p>									
Parcel ID	0000-21-26N-25W-1-019-00													
Cadastral ID	0000-26N-25W-21-1-019-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24914													
OHAIR, DEGE														
900 N BROADWAY LAVERNE OK 73848-														
<b>Parcel Location</b>														
Situs	00900 N BROADWAY AVE													
Subdivision														
Lot/Block	/	Parcel Size	6.4 - Acres											
Sec/Twn/Rng	21 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.78457981 -100.00149803														
SEC 21-26-25 TR IN NE4 6.40 A. BOOK 764 PAGE 357														
<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 colspan="5" style="height: 100px;"> </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										
764/357	NIELSEN, CHARLENE F.	11/23/2021	0	04										
/	NIELSEN, CHARLENE F.													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2022	Land Value	9,050	9,050	12%	1,086	Assessed	18,333 1,231.79						
Year Frozen		Improvements	154,973	143,723		17,247	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	164,023	152,773		18,333	Total Taxable	18,333 1,232.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001713	OHAIR, DEGE	101	164,023	0	17,460	1,173.00							
2024	2024-300001713	OHAIR, DEGE	101	170,963	0	16,629	1,106.00							
2023	2023-300001713	OHAIR, DEGE	101	131,973	0	15,837	1,064.00							
2022	2022-300001713	OHAIR, DEGE	101	129,634	0	15,556	1,053.00							
2021	2021-300001713	NIELSEN, CHARLENE F.	101	129,634	0	15,556	1,074.00							
2020	2020-300001713	NIELSEN, CHARLENE F.	101	129,634	0	15,556	1,054.00							
2019	2019-0001713	NIELSEN, CHARLENE F.	101	131,357		15,763	941.00							
2018	2018-0001713	NIELSEN, CHARLENE F.	101	134,667		16,160	964.00							
2017	2017-0001713	NIELSEN, CHARLENE F.	101	131,522		15,782	942.00							
2016	2016-0001713	NIELSEN, CHARLENE F.	101	118,980		11,566	690.00							
2015	2015-0001713	NIELSEN, CHARLENE F.	101	118,616		11,230	670.00							
2014	2014-0001713	NIELSEN, CHARLENE F.	101	114,529		10,902	651.00							
2013	2013-0001713	NIELSEN, CHARLENE F.	101	88,206		10,585	632.00							



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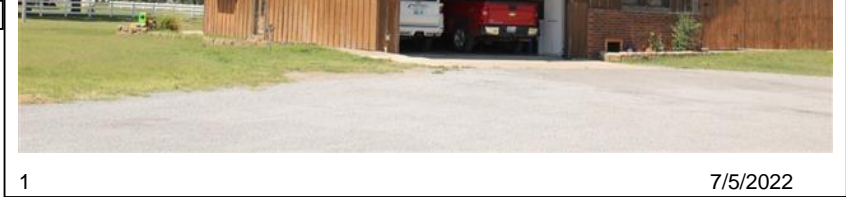
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.4 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 6.40 x 1,414.06 = 9,050 Factor Value Adjustments Lot Value 9,050		

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, Wood
Base/Total Area	2,154 / 2,154
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 51



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	73.74	Total Misc Impr	+ 4,918
Roofing Adj	+ 3.40	Garage Cost	+ 11,764
Subfloor Adj	+ 0.89	Total RCN	= 214,721
Heat/Cool Adj	+ 9.78	Depreciation ( 58%)	- 124,538
Plumbing Adj	+ 4.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,183
Adj Base Cost	= 91.94	Lot Value	+ 9,050
Total Area	x 2,154	Indicated Value	= 99,233
Adjusted Cost	= 198,039	Value Per SqFt	46.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,183		
Lot Value	9,050		
Indicated Value	99,233	46.07	Per SqFt
Agland Value			
Site Improvements	61,979		
Total Value	161,212	74.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	645	20x19		380	12.21		4,640
PATO	Raised Slab Porch - Open	646	6x5		30	9.25		278



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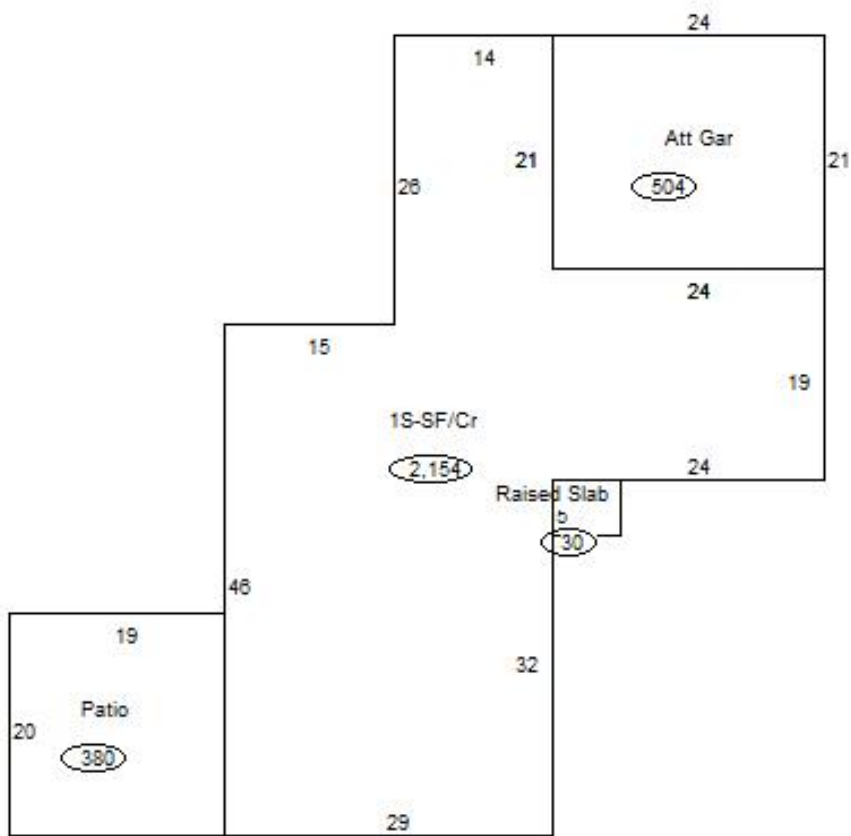
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	504	1.000	504
2	M	PATC		20	Patio	380	1.000	380
3	M	PATO		20	Raised Slab	30	1.000	30
4	R	1	Crawl	20	1S-SF/Cr	2,154	1.000	2,154
<b>Total Building Area</b>						<b>2,154</b>		<b>2,154</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	14x10x6		Composition Shingle	140		
	Qual	3	Cond	3	Year	2018	Eff Age	8
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (21.43 x 140)	3,000			3,000	1,110	1,890
	PACN	Paving - Concrete	26x18x0			468		
	Qual	3	Cond	3	Year	2017	Eff Age	9
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 468)	1,952			1,952	996	956
	PACN	Paving - Concrete	0x0x0			849		
	Qual	3	Cond	3	Year	2017	Eff Age	9
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.11 x 849)	3,489			3,489	1,779	1,710
	UTIL	Utility Building	24x35x8		Formed Metal	840		
	Qual	3	Cond	3	Year	2012	Eff Age	14
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (31% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (27.14 x 840)	22,798			22,798	7,067	15,731
	UTIL	Equipment Shed	100x40x12		Formed Metal	4,000		
	Qual	3	Cond	3	Year	1990	Eff Age	36
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (20.80 x 4,000)	83,200			83,200	51,584	31,616
	SHDS	Shed - Small	60x30x10		Galvanized Metal	1,800		
	Qual	3	Cond	3	Year	1990	Eff Age	36
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (16.53 x 1,800)	29,754			29,754	23,803	5,951
	UTIL	Utility Building	20x20x10		Formed Metal	400		
	Qual	3	Cond	3	Year	1990	Eff Age	36
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (27.14 x 400)	10,856			10,856	6,731	4,125