



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	300001741													
Parcel ID	0000-22-26N-25W-2-002-00													
Cadastral ID	0000-26N-25W-22-2-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13099													
EVANS, MICHAEL J. & STACY L. EVANS														
17606 EAST 20 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	17606 20 RD E													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	22 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.79004160 -99.91842400														
SEC.22-26-25 TRACT IN NW4NW4 BOOK 657 PAGE 041														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	657/41	EVANS, ARLEY J. ETUX	02/26/2010	171,500	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,125	6,125	12%	735	Assessed	24,550	1,649.51					
Year Frozen		Improvements	198,455	198,455		23,815	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	204,580	204,580		24,550	Total Taxable	23,550	1,582.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001741	EVANS, MICHAEL J. &	101	204,580	1000	23,401	1,572.00							
2024	2024-300001741	EVANS, MICHAEL J. &	101	213,773	1000	22,690	1,509.00							
2023	2023-300001741	EVANS, MICHAEL J. &	101	191,830	1000	22,000	1,478.00							
2022	2022-300001741	EVANS, MICHAEL J. &	101	186,086	1000	21,330	1,444.00							
2021	2021-300001741	EVANS, MICHAEL J. &	101	186,086	1000	21,330	1,473.00							
2020	2020-300001741	EVANS, MICHAEL J. &	101	186,086	1000	21,330	1,445.00							
2019	2019-0001741	EVANS, MICHAEL J. &	101	188,862		20,788	1,241.00							
2018	2018-0001741	EVANS, MICHAEL J. &	101	191,617		20,154	1,203.00							
2017	2017-0001741	EVANS, MICHAEL J. &	101	186,340		19,537	1,166.00							
2016	2016-0001741	EVANS, MICHAEL J. &	101	142,715		13,558	809.00							
2015	2015-0001741	EVANS, MICHAEL J. &	101	123,729		13,134	784.00							
2014	2014-0001741	EVANS, MICHAEL J. &	101	113,316		12,598	752.00							
2013	2013-0001741	EVANS, MICHAEL J. &	101	113,316		12,598	752.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 2,450.00 = 6,125 Factor Value Adjustments Lot Value 6,125		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	882 Total, 882 Partition
Garage Type	537 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51

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	85.11	Total Misc Impr	+ 9,369
Roofing Adj	+ 4.59	Garage Cost	+ 14,356
Subfloor Adj	+ 0.00	Total RCN	= 293,046
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 164,106
Plumbing Adj	+ 4.38	Lump Sums	+ 0
Basement Adj	+ 15.50	RCNLD	= 128,940
Adj Base Cost	= 120.34	Lot Value	+ 6,125
Total Area	x 2,238	Indicated Value	= 135,065
Adjusted Cost	= 269,321	Value Per SqFt	60.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,940		
Lot Value	6,125		
Indicated Value	135,065	60.35	Per SqFt
Agland Value			
Site Improvements	68,460		
Total Value	203,525	90.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete	0	60x12		720	4.12		2,966
PATO	Slab Porch - Open	684	370		370	7.40		2,738
PATO	Patio - Open	686	25x20		500	7.33		3,665



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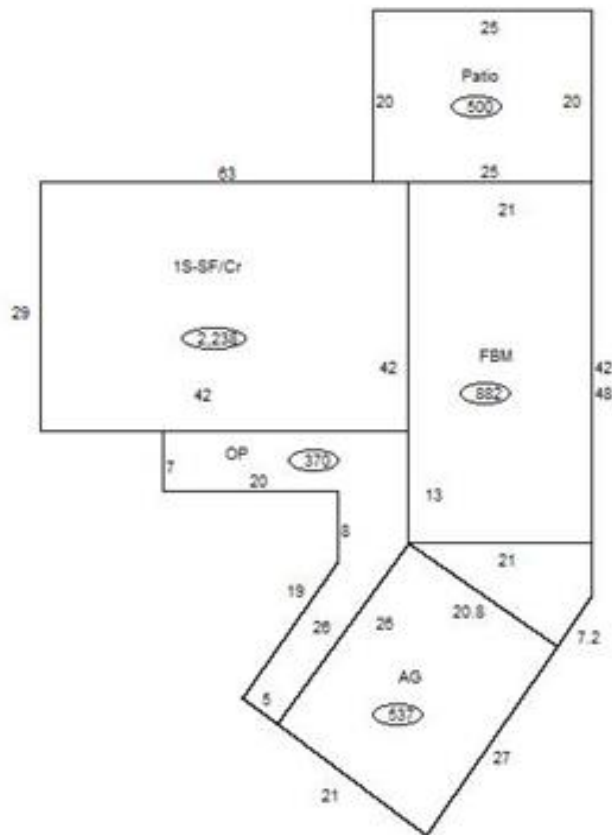
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Sketch Image

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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	2,238	1.000	2,238
2	G	1		20	AG	537	1.000	537
3	M	PATO		20	OP	370	1.000	370
4	B			20	FBM	882	1.000	882
5	M	PATO		20	Patio	500	1.000	500
Total Building Area						2,238		2,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2017	Eff Age	9	
Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)		RCNLD
Base Cost (22.70 x 2,400)		54,480		54,480	9,262	45,218
	PATC	Patio - Covered / Equipment Shed	60x15x6			900
	Qual 4	Cond 4	Year 2017	Eff Age	7	
Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)		RCNLD
Base Cost (16.07 x 900)		14,463		14,463	5,641	8,822
	PACN	Paving - Concrete / Equipment Shed	46x24x0			1,104
	Qual 4	Cond 4	Year 2017	Eff Age	7	
Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)		RCNLD
Base Cost (5.09 x 1,104)		5,619		5,619	2,135	3,484
	CPDT	Carport - Detached	20x18x10		Formed Metal	360
	Qual 3	Cond 3	Year 2014	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (9.19 x 360)		3,308		3,308	1,720	1,588
	SHDS	Yard Shed - Metal / Yellow	22x12x8		Formed Metal	264
	Qual 3	Cond 3	Year 2005	Eff Age	21	
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (19.44 x 264)		5,132		5,132	3,131	2,001
	SHDS	Yard Shed - Metal	22x22x6		Galvanized Metal	484
	Qual 3	Cond 3	Year 1980	Eff Age	46	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.45 x 484)		7,962		7,962	6,370	1,592
	SHDS	Yard Shed - Metal	28x18x6		Galvanized Metal	504
	Qual 3	Cond 3	Year 1980	Eff Age	46	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (16.36 x 504)		8,245		8,245	6,596	1,649



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Metal	30x28x6		Galvanized Metal	840
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (16.36 x 840)		13,742	13,742	9,894	3,848
	PACN	Paving - Concrete / By house	22x14x0			308
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 308)		1,291	1,291	1,033	258

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