



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:15:41  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001748 <b>Parcel ID</b> 0000-22-26N-25W-3-001-00 <b>Cadastral ID</b> 0000-26N-25W-22-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13102 RIGGS IRRIGATION MUD & CHEMICAL INC.  167150 WE 18 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> N 176 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .77 - Acres <b>Sec/Twn/Rng</b> 22 / 26 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-22-26N-25W-3-001-00            6/22/2022            ACCT. 1748</p> <p>1 6/23/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71542945 -99.89406020 SEC.22-26-25 FORMER RR R OF W BOOK 316 PAGE 719																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.77</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value .77 x 5,000.00 = 3,850</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,850</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 3,850</p> <p>Cost Approach Value 3,850</p>	<p><b>Image Information</b></p> <p>Image ID 20031</p> <p>Image Date 6/23/2022</p> <p>Name 1748_1.JPG</p> <p>Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 3,850</p> <p>Total Appraised Value 3,850</p>