



# 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	300001749				<p>0000-22-26N-25W-3-002-00-001          6/22/2022          ACCT. #1749</p>									
Parcel ID	0000-22-26N-25W-3-002-00													
Cadastral ID	0000-26N-25W-22-3-002-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13103													
RIGGS, RANDAL, ETUX														
167150 EW 18 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	02050 N 176 RD													
Subdivision														
Lot/Block	/	Parcel Size	294 - Acres											
Sec/Twn/Rng	22 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 6/23/2022														
<b>Legal Description</b> Lat/Long: 36.74712484 -99.95067040														
SEC.22-26-25 SW4 LESS RR & HWY LESS 0.7524 TRACT; SE4 LESS 23 A. TOWN OF LAVERNE														
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	69,096	69,096	12%	8,292	Assessed	14,133 949.60						
Year Frozen		Improvements	32,273	32,273		3,873	Penalty	0						
Uncapped Value	0	Mobile Home	16,403	16,403		1,968	Exemption	0 0.00						
TIF Project ID	0	Total Value	117,772	117,772		14,133	Total Taxable	14,133 950.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001749	RIGGS, RANDAL, ETUX	101	117,772	0	14,133	950.00							
2024	2024-300001749	RIGGS, RANDAL, ETUX	101	120,120	0	13,996	931.00							
2023	2023-300001749	RIGGS, RANDAL, ETUX	101	115,525	0	13,588	913.00							
2022	2022-300001749	RIGGS, RANDAL, ETUX	101	109,939	0	13,192	893.00							
2021	2021-300001749	RIGGS, RANDAL, ETUX	101	109,939	0	13,192	911.00							
2020	2020-300001749	RIGGS, RANDAL, ETUX	101	109,939	0	13,192	894.00							
2019	2019-0001749	RIGGS, RANDAL, ETUX	101	110,948		13,313	795.00							
2018	2018-0001749	RIGGS, RANDAL, ETUX	101	112,853		13,542	808.00							
2017	2017-0001749	RIGGS, RANDAL, ETUX	101	112,450		13,494	805.00							
2016	2016-0001749	RIGGS, RANDAL, ETUX	101	117,822		13,899	829.00							
2015	2015-0001749	RIGGS, RANDAL, ETUX	101	112,454		13,495	805.00							
2014	2014-0001749	RIGGS, RANDAL, ETUX	101	112,061		13,447	803.00							
2013	2013-0001749	RIGGS, RANDAL, ETUX	101	113,182		13,074	780.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0.5 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> .50 x 5,000.00 = 2,500 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 2,500		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	896 / 896
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace 1 Wall Air Conditioners (Cour
<b>Roof Cover</b>	8 Metal, Formed Seams
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	896 Total, 896 Partition
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1940 / 95

1	6/23/2022
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b>	DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	25,381		
<b>Lot Value</b>	2,500		
<b>Indicated Value</b>	27,881	31.12	Per SqFt
<b>Agland Value</b>	66,596		
<b>Site Improvements</b>	7,608		
<b>Total Value</b>	102,085	113.93	Total Value Per SqFt

Cost Approach		Manual :	
<b>Base Cost</b>	91.58	<b>Total Misc Impr</b>	+ 185
<b>Roofing Adj</b>	+ 5.10	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 1.05	<b>Total RCN</b>	= 126,906
<b>Heat/Cool Adj</b>	+ 1.56	<b>Depreciation ( 80%)</b>	- 101,525
<b>Plumbing Adj</b>	+ 6.46	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 35.67	<b>RCNLD</b>	= 25,381
<b>Adj Base Cost</b>	= 141.43	<b>Lot Value</b>	+ 2,500
<b>Total Area</b>	x 896	<b>Indicated Value</b>	= 27,881
<b>Adjusted Cost</b>	= 126,721	<b>Value Per SqFt</b>	31.12

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	696	5x4		20	9.25		185



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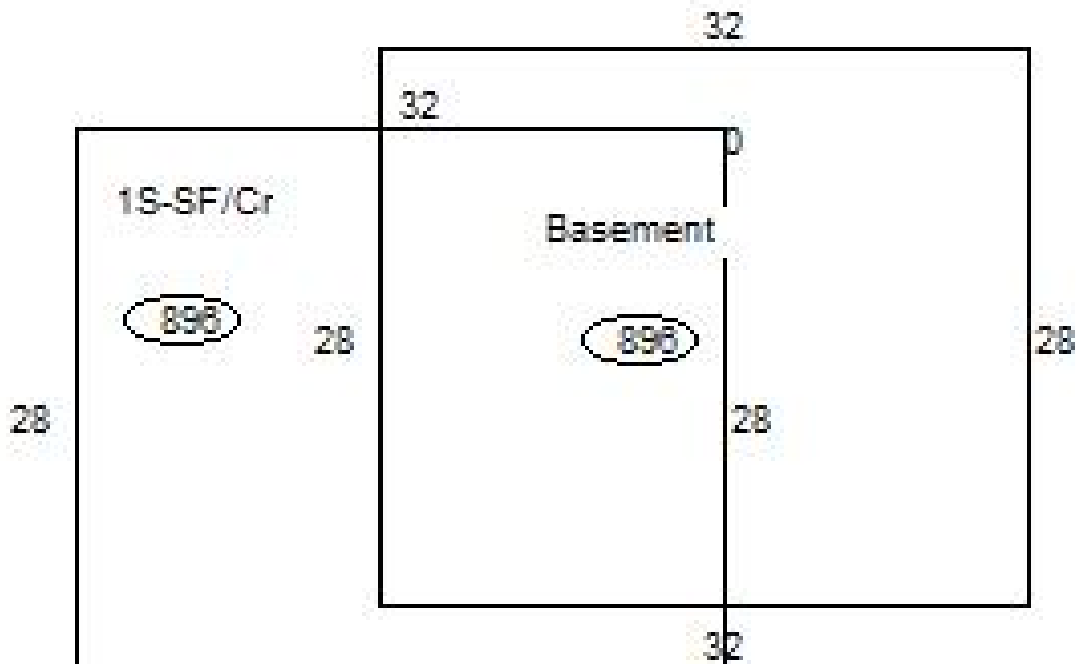
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Sketch Image

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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	896	1.000	896
2	B			20	Basement	896	1.000	896
3	M	PATO		20	Raised Slab	20	1.000	20
<b>Total Building Area</b>						896		896



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	Carport - Detached	20x16x8		Formed Metal	320		
	Qual	3	Cond	3	Year	2020	Eff Age	6
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (8.04 x 320)		2,573			2,573	952	1,621	
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160		
	Qual	3	Cond	3	Year	2018	Eff Age	8
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (22.81 x 160)		3,650			3,650	1,351	2,299	
	ASC	Awing/Shelter/	14x10x8		Formed Metal	140		
	Qual	3	Cond	3	Year	2011	Eff Age	11
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (48% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (3.88 x 140)		543			543	261	282	
	SHDS	Yard Shed - Metal	20x20x6		Galvanized Metal	400		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (18.58 x 400)		7,432			7,432	5,946	1,486	
	LOAF	Loafing Shed	30x8x6		Galvanized Metal	240		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (5.84 x 240)		1,402			1,402	1,122	280	
	SHDS	Yard Shed - Metal	12x8x6		Formed Metal	96		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (24.56 x 96)		2,358			2,358	1,886	472	
	SHDS	Shed - Small GARAGE	24x12x8		Formed Metal	288		
	Qual	3	Cond	3	Year	1970	Eff Age	56
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (18.87 x 288)		5,435			5,435	4,348	1,087	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete SIDEWALK	13x4x0			52
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.76 x 52)		404	404	323	81



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<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 54 x 14
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	756 / 756
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 29

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	51.86	Total Misc Impr	+ 1,581
Roofing Adj	+ 2.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 51,893
Heat/Cool Adj	+ 4.68	Depreciation ( 71%)	- 36,844
Plumbing Adj	+ 7.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,049
Adj Base Cost	= 66.55	Lot Value	+
Total Area	x 756	Indicated Value	= 15,049
Adjusted Cost	= 50,312	Value Per SqFt	19.91

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	15,049	
Lot Value		
Indicated Value	15,049	19.91 Per SqFt
Agland Value		
Site Improvements		
Total Value	15,049	19.91 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8509	9x5		45	24.07		1,083
WODO	Wood Deck - Open	8510	5x4		20	24.89		498



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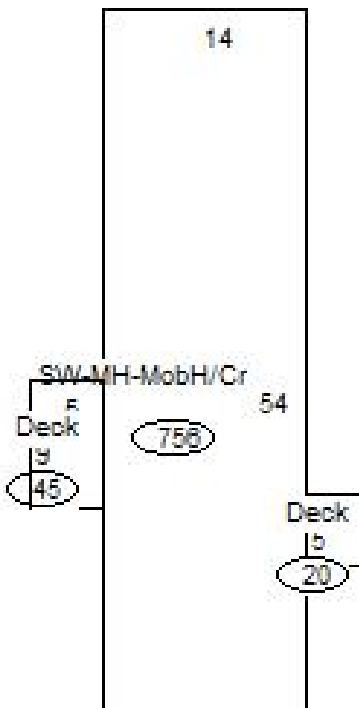
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Sketch Image

300001749



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	756	1.000	756
2	M	WODO		20	Deck	45	1.000	45
3	M	WODO		20	Deck	20	1.000	20
<b>Total Building Area</b>						756		756



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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
PA	PRATT BILLOWY	NP	48			1.932	154	154	297	297
PA	PRATT BILLOWY	CR	48			62.743	244	244	15,329	15,329
PC	PRATT LOAMY BILLOWY	NP	37			6.806	118	118	806	806
PC	PRATT LOAMY BILLOWY	CR	37			3.989	188	188	751	751
PD	PRATT LOAMY HUMMOCKY	NP	31			38.702	99	99	3,839	3,839
PD	PRATT LOAMY HUMMOCKY	CR	31			87.605	158	158	13,823	13,823
SC	SPUR CLAY LOAM	NP	70			.896	224	224	201	201
SC	SPUR CLAY LOAM	CR	70			4.128	356	356	1,471	1,471
SD	SPUR LOAM	NP	70			6.139	224	224	1,375	1,375
SD	SPUR LOAM	CR	70			80.561	356	356	28,704	28,704
<b>CR Totals</b>						293.500			66,596	66,596
<b>Total Agland</b>						293.500			66,596	66,596