



# 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	300001753				<p>0000-23-26N-25W-3-001-00 1/15/2026 #1753</p> <p>2 MH COMBINED 1/16/2026</p>									
Parcel ID	0000-23-26N-25W-3-001-00													
Cadastral ID	0000-26N-25W-23-3-001-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13105													
FIRTH, WILLIAM RAY III, DONNA M. FIRTH & MICHAEL W. FIRTH														
2092 N 177 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	02094 177 RD N													
Subdivision														
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	23 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.76278596 -99.96542944														
SEC.23-26-25 TRACT IN SW4SW4 BOOK 697 PAGE 679														
<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>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					520/725	BOZARTH, EULA F.	05/02/2014		0 04					
					/	FIRTH, WILLIAM RAY III, DONNA								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	0	Land Value	5,750	5,750	12%	690	Assessed	3,687 247.73						
Year Frozen		Improvements	10,645	8,280		993	Penalty	0						
Uncapped Value	0	Mobile Home	17,401	16,702		2,004	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	33,796	30,732		3,687	Total Taxable	2,687 181.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001753	FIRTH, WILLIAM RAY III, DONNA	101	33,796	1000	2,580	173.00							
2024	2024-300001753	FIRTH, WILLIAM RAY III, DONNA	101	34,302	1000	2,476	165.00							
2023	2023-300001753	FIRTH, WILLIAM RAY III, DONNA	101	30,801	1000	2,375	160.00							
2022	2022-300001753	FIRTH, WILLIAM RAY III, DONNA	101	27,306	1000	2,277	154.00							
2021	2021-300001753	FIRTH, WILLIAM RAY III, DONNA	101	27,306	1000	2,277	157.00							
2020	2020-300001753	FIRTH, WILLIAM RAY III, DONNA	101	27,306	1000	2,277	154.00							
2019	2019-0001753	FIRTH, WILLIAM RAY III, DONNA	101	27,306		2,277	136.00							
2018	2018-0001753	FIRTH, WILLIAM RAY III, DONNA	101	23,075		1,769	106.00							
2017	2017-0001753	FIRTH, WILLIAM RAY III, DONNA	101	22,977		1,757	105.00							
2016	2016-0001753	FIRTH, WILLIAM RAY III, DONNA	101	13,167		580	35.00							
2015	2015-0001753	FIRTH, WILLIAM RAY III, DONNA	101	13,096		571	34.00							
2014	2014-0001753	FIRTH, WILLIAM RAY III, DONNA	101	13,096		571	34.00							
2013	2013-0001753	FIRTH, WILLIAM RAY III	101	23,174		733	44.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		 <p>0000-23-26N-25W-3-001-00            1/15/2026            #1753</p>

Residential Data	
Type	6 Mobile Home 60 x 14
Condition	3.25 - Average
Quality	3.05 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,890 / 1,890
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	840
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Detached Garage - Finished
Remodel	
Year/Eff Age	1981 / 43

2 MH COMBINED 1/16/2026

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	28,975		
Lot Value	5,750		
Indicated Value	34,725	18.37	Per SqFt
Agland Value			
Site Improvements	6,350		
Total Value	41,075	21.73	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	46.72	Total Misc Impr	+ 6,460
Roofing Adj	+ 2.18	Garage Cost	+ 19,820
Subfloor Adj	+ 0.00	Total RCN	= 131,704
Heat/Cool Adj	+ 1.99	Depreciation ( 78%)	- 102,729
Plumbing Adj	+ 4.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,975
Adj Base Cost	= 55.78	Lot Value	+ 5,750
Total Area	x 1,890	Indicated Value	= 34,725
Adjusted Cost	= 105,424	Value Per SqFt	18.37

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	707	18x10		180	35.89		6,460



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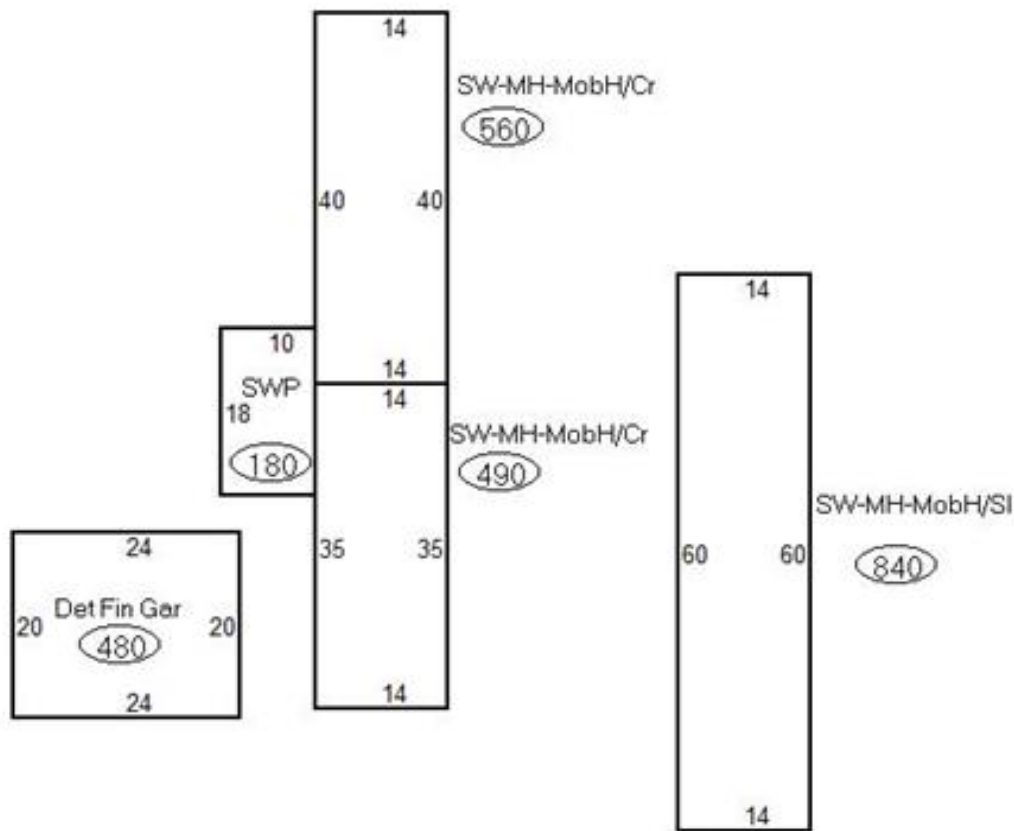
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	560	1.000	560
2	R	13	Crawl	20	SW-MH-MobH/Cr	490	1.000	490
3	M	EPSW		20	SWP	180	1.000	180
4	G	6		20	Det Fin Gar	480	1.000	480
5	R	13	Slab	20	SW-MH-MobH/SI	840	1.000	840
<b>Total Building Area</b>						<b>1,890</b>		<b>1,890</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	24x20x6		Formed Metal	480
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (17.64 x 480)		8,467		8,467	6,774	1,693
	LOAF	Loafing Shed	50x25x6		Galvanized Metal	1,250
	Qual	3	Cond 3	Year 1981	Eff Age 45	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (5.65 x 1,250)		7,063		7,063	5,650	1,413
	SHDS	Shed, Metal	20x8x6		Galvanized Metal	160
	Qual	3	Cond 3	Year 1981	Eff Age 45	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (20.23 x 160)		3,237		3,237	2,590	647
	SHDS	Shed - Small	30x25x8		Galvanized Metal	750
	Qual	3	Cond 3	Year 1945	Eff Age 81	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
Base Cost (17.31 x 750)		12,983		12,983	10,386	2,597