



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:16:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001770 <b>Parcel ID</b> 0000-27-26N-25W-2-002-00 <b>Cadastral ID</b> 0000-26N-25W-27-2-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13111 WITCHEY, LARRY N. TRUST C/O TORI WITCHEY  4718 COVERED WAGON TRAIL ENID OK 73701-8519  <b>Parcel Location</b> <b>Situs</b> 17608 STATE 149 HWY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.81 - Acres <b>Sec/Twn/Rng</b> 27 / 26 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.69885931 -99.87720902 SEC.27-26-25 TRACT IN NW4 BOOK 723 PAGE 74																																																																																																																									
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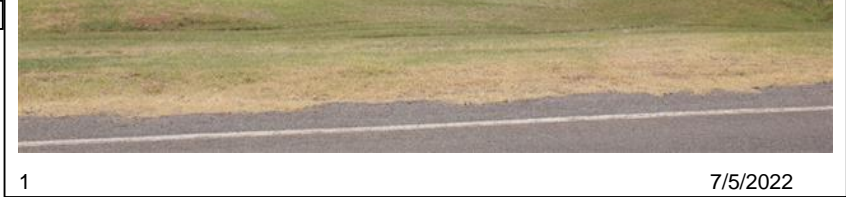
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.81 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.81 x 3,098.34 = 5,608 Factor Value Adjustments Lot Value 5,608		<p>0000-27-26N-25W-2-002-00            ACCT # 1770 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,604 / 1,604
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1952 / 74



1 7/5/2022

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	83.86	Total Misc Impr	+ 18,869
Roofing Adj	+ 3.91	Garage Cost	+ 183,311
Subfloor Adj	+ 0.00	Total RCN	= 133,817
Heat/Cool Adj	+ 10.77	Depreciation ( 73%)	- 0
Plumbing Adj	+ 3.98	Lump Sums	+ 49,494
Basement Adj	+ 0.00	RCNLD	= 5,608
Adj Base Cost	= 102.52	Lot Value	+ 55,102
Total Area	x 1,604	Indicated Value	= 34.35
Adjusted Cost	= 164,442	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,494		
Lot Value	5,608		
Indicated Value	55,102	34.35	Per SqFt
Agland Value			
Site Improvements	14,751		
Total Value	69,853	43.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	726	24x10		240	58.63		14,071
RSPC	ENCLOSED PORCH	727	20x6		120	39.98		4,798



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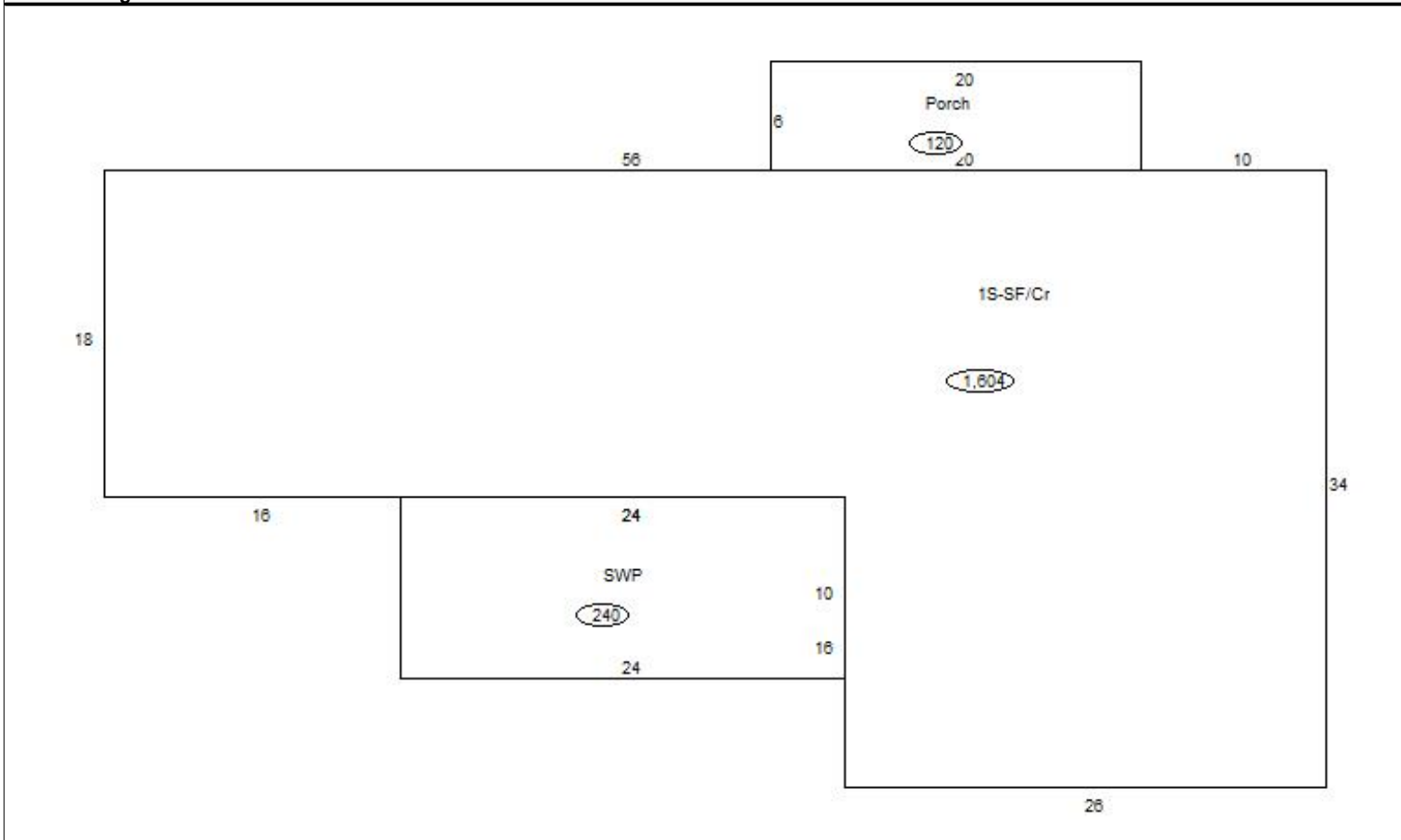
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Sketch Image

300001770



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		10	SWP	240	1.000	240
2	M	RSPC		10	Porch	120	1.000	120
3	R	1	Crawl	10	1S-SF/Cr	1,604	1.000	1,604
<b>Total Building Area</b>						1,604		1,604



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x8		Formed Metal	400
	Qual 3	Cond 3	Year 2020	Eff Age 6		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 400)		3,176	3,176	1,175	2,001
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	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 (19.46 x 320)		6,227	6,227	2,304	3,923
	CPDT	Carport - Detached	20x20x8		Galvanized Metal	400
	Qual 3	Cond 3	Year 2005	Eff Age 21		
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 400)		3,176	3,176	2,255	921
	UTIL	Utility Building	36x28x10		Galvanized Metal	1,008
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.30 x 1,008)		25,502	25,502	17,596	7,906