



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:18
 Page 1

Assessment Data					Primary Image									
Account	300001793													
Parcel ID	0000-27-26N-25W-2-025-00													
Cadastral ID	0000-26N-25W-27-2-025-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13125													
BRADT, SPENCER														
RR1 BOX 300 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00662 S COUNTY LINE ROAD													
Subdivision														
Lot/Block	/	Parcel Size	1.78 - Acres											
Sec/Twn/Rng	27 / 26 / 25 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 7/5/2022														
Legal Description Lat/Long: 36.71522789 -99.89829582														
SEC 27-26-25 TR IN NW4 BOOK 680 PAGE 765 BOOK 779 PAGE 199 LIS PENDENS: BANK 7														
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"> </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	680/765	MCCOY, JAY D. AND (T	05/04/2012	9,000	QV					
Sale History														
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,585	5,585	12%	670	Assessed	18,182	1,221.65					
Year Frozen		Improvements	55,748	37,515		4,502	Penalty	0						
Uncapped Value	0	Mobile Home	108,413	108,413		13,010	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	169,746	151,513		18,182	Total Taxable	17,182	1,154.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001793	BRADT, SPENCER	101	169,746	1000	16,652	1,119.00							
2024	2024-300001793	BRADT, SPENCER	101	175,622	1000	16,138	1,073.00							
2023	2023-300001793	BRADT, SPENCER	101	144,311	1000	15,638	1,050.00							
2022	2022-300001793	BRADT, SPENCER	101	134,619	1000	15,154	1,026.00							
2021	2021-300001793	BRADT, SPENCER	101	134,619	1000	15,154	1,046.00							
2020	2020-300001793	BRADT, SPENCER	101	134,619	1000	15,154	1,027.00							
2019	2019-0001793	BRADT, SPENCER	101	136,863		15,423	920.00							
2018	2018-0001793	BRADT, SPENCER	101	140,909		15,909	949.00							
2017	2017-0001793	BRADT, SPENCER	101	140,298		15,836	945.00							
2016	2016-0001793	BRADT, SPENCER	101	150,986		15,577	930.00							
2015	2015-0001793	BRADT, SPENCER	101	134,118		15,094	901.00							
2014	2014-0001793	BRADT, SPENCER	101	127,090		15,250	910.00							
2013	2013-0001793	BRADT, SPENCER	101	9,000		1,080	64.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:18
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.78 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.78 x 3,137.64 = 5,585 Factor Value Adjustments Lot Value 5,585		<p>0000-27-26N-25W-2-025-00 ACCT # 1793 07/01/22</p>

Residential Data	
Type	6 Mobile Home 77 x 35
Condition	3 - Average
Quality	3 - Average
Architecture	0
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,736 / 2,736
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2014 / 12



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	42.87	Total Misc Impr	+ 8,333
Roofing Adj	+ 1.98	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 143,765
Heat/Cool Adj	+ 1.35	Depreciation (28%)	- 40,254
Plumbing Adj	+ 3.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 103,511
Adj Base Cost	= 49.50	Lot Value	+ 5,585
Total Area	x 2,736	Indicated Value	= 109,096
Adjusted Cost	= 135,432	Value Per SqFt	39.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,511		
Lot Value	5,585		
Indicated Value	109,096	39.87	Per SqFt
Agland Value			
Site Improvements	54,104		
Total Value	163,200	59.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SKMS	Skirting - Masonry	0	448	2014	448	17.77		7,961
PATO	Raised Slab Porch - Open	761	38		38	9.78		372



Harper

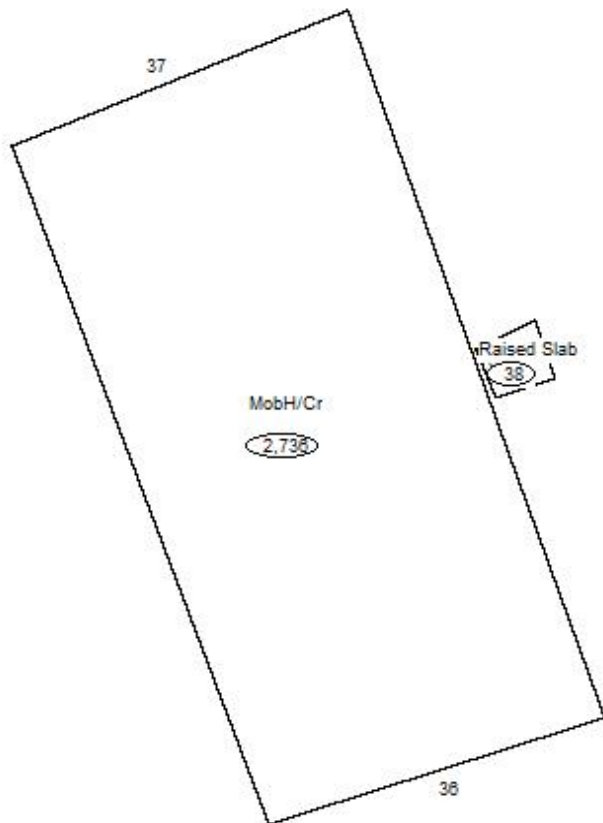
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:16:18
Page 3

Sketch Image

300001793



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,736	1.000	2,736
2	M	PATO		20	Raised Slab	38	1.000	38
Total Building Area						2,736		2,736



Harper





Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:18
 Page 4

300001793

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	70x42x12		Formed Metal	2,940		
	Qual	3	Cond	3	Year	2014	Eff Age	12
						0		
						0		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD			
Base Cost (21.62 x 2,940)		63,563	63,563	15,891	47,672			
	LNT0	Lean To - Attached	70x14x10		Formed Metal	980		
	Qual	3	Cond	3	Year	2014	Eff Age	12
						0		
						0		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD			
Base Cost (5.85 x 980)		5,733	5,733	2,981	2,752			
	SHDS	Yard Shed - Wood	24x12x6		Composition Shingle	288		
	Qual	3	Cond	3	Year	2014	Eff Age	12
						0		
						0		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD			
Base Cost (18.19 x 288)		5,239	5,239	2,410	2,829			
	PACN	Paving - Concrete	0x0x0			665		
	Qual	3	Cond	3	Year	2014	Eff Age	12
						0		
						0		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD			
Base Cost (4.13 x 665)		2,746	2,746	1,895	851			