



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001796 Parcel ID 0000-27-26N-25W-3-002-00 Cadastral ID 0000-26N-25W-27-3-002-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 15132 HOPE, GABRIEL W. & BROOK L. HOPE 2251 NS 177 RD LAVERNE OK 73848-0000 Parcel Location Situs 17603 S COUNTY LINE ROAD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 27 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-27-26N-25W-3-002-00</p> <p>f:\pictures\0000-27-26N-25W-3-002-00-001-000-001.jpg 9/4/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.71084523 -99.90796937 SEC.27-26-25 TRACT IN SW4SW4 BOOK 778 PAGE 332 JTWD																																																																																																																									
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	2		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	181 RURAL COMMERCIAL		
Value Method	Acre		
Base Lot Value	2.00 x 5,000.00 = 10,000		
Factor Value	0		
Adjustments			
Lot Value	10,000		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	1022
Total Building Area	3,184	Image Date	9/4/2018
Total Base Value	92,750	Name	0000-27-26N-25W-3-002-00-001-000-001.jpg
Modifier Value		Description	f:\pictures\0000-27-26N-25W-3-002-00-001-000-001.jpg
Misc Improvements			
Replacement Cost New	92,750		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	92,750		
Economic Depreciation			
RCNLD (All Sources)	92,750		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	92,750		
Land Value	10,000		
Cost Approach Value	102,750 32.27/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	10,000
Effective Gross Income (EGI)		Total Appraised Value	102,750 32.27/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

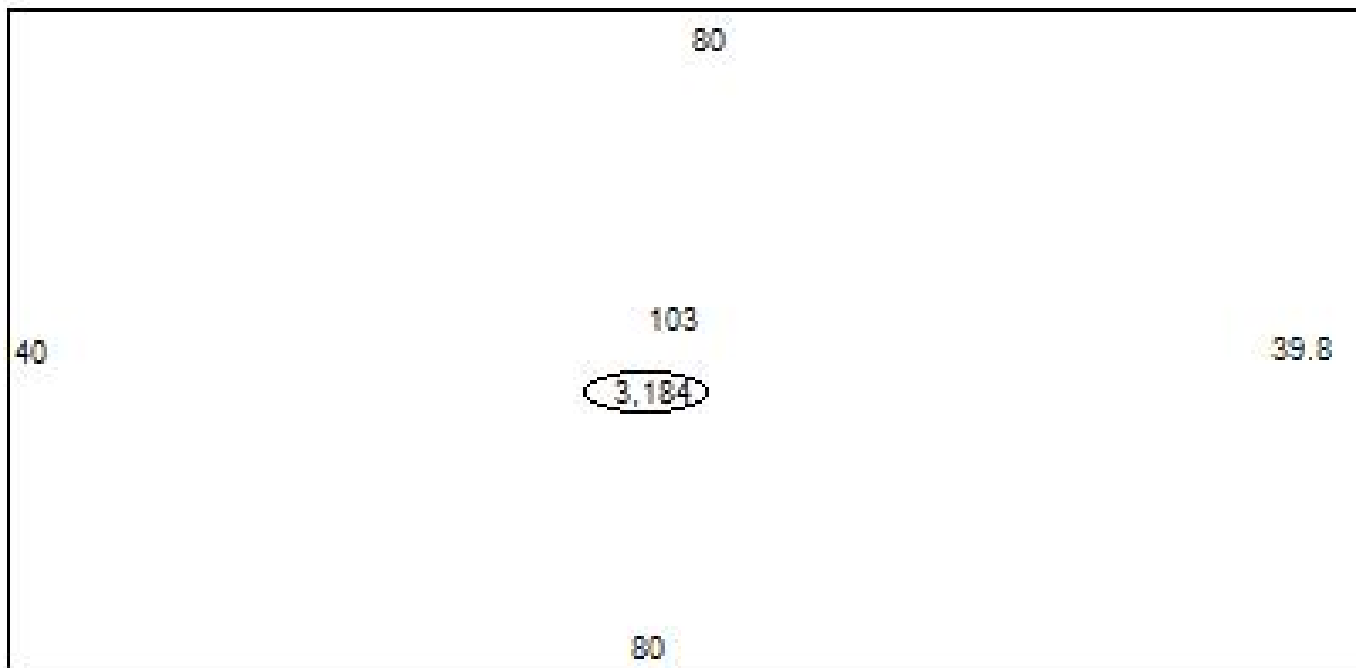
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Sketch Image

300001796



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	103		20	103	3,184	1.000	3,184
Total Building Area						3,184		3,184



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Account 300001796
Parcel ID 0000-27-26N-25W-3-002-00
Cadastral ID 0000-26N-25W-27-3-002-00

Tax Area Code 101
Property Class RC
Owners Name HOPE, GABRIEL W. &

Building Data

Building ID 240
Building Sequence 1
Occupancy 1 103 Barn, Special Purpose 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,184
Average Perimeter 3,200
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1960
Effective Age 53
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling
Roof Type Bow
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 21.85
Wall Cost 7.28
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 29.13
Total Area 3,184
Base RCN 92,750
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 92,750
Physical Depreciation
Functional Depreciation
Total Depreciation
Total RCNLD 92,750
Lump Sums
Total Building Value 92,750 \$ 29.13 Per SqFt