



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:48
 Page 1

Assessment Data					Primary Image									
Account	300001828													
Parcel ID	0000-28-26N-25W-3-004-00													
Cadastral ID	0000-26N-25W-28-3-004-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	25831													
4C L&C, LLC														
161191 EW 21 ROAD LAVERNE OK 73848-														
Parcel Location														
Situs	S COLORADO													
Subdivision														
Lot/Block	/	Parcel Size	2.25 - Acres											
Sec/Twn/Rng	28 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
LARGE UTILITY SHED 11/14/2025														
Legal Description Lat/Long: 36.70064028 -99.89445619														
SEC.28-26-25 TRACT IN SW4														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
	Bk/Pg	Grantor	Date	Price	Code									
	794/217	PILE, ANDREA AND ALLISON KENDAL	11/03/2025	175,000	Q									
	794/214	PILE, ROSS & MARSHA REV. FAMILY~	11/03/2025		04									
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2026	Land Value	1,688	1,688	12%	203	Assessed	5,251	352.81					
Year Frozen		Improvements	42,069	42,069		5,048	Penalty	0						
Uncapped Value	42,069	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	43,757	43,757		5,251	Total Taxable	5,251	353.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001828	PILE, ROSS & MARSHA REV. FAMILY TRUST	101	1,688	0	203	14.00							
2024	2024-300001828	PILE, ROSS & MARSHA REV. FAMILY TRUST	101	1,688	0	203	14.00							
2023	2023-300001828	PILE, ROSS & MARSHA REV. FAMILY TRUST	101	1,688	0	203	14.00							
2022	2022-300001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688	0	203	14.00							
2021	2021-300001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688	0	203	14.00							
2020	2020-300001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688	0	203	14.00							
2019	2019-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2018	2018-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2017	2017-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2016	2016-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2015	2015-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2014	2014-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							
2013	2013-0001828	PILE, ROSS AND MARSHA (TRUST)	101	1,688		203	12.00							



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Date 02/06/2026
 Time 06:16:48
 Page 2

Lot Data	Acre - TRACTS & ACREAGE	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.25 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.25 x 750.22 = 1,688 Factor Value Adjustments Lot Value 1,688		<p>0000-28-26N-25W-3-009-00 4/25/2022 ACCT. #1833</p>

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

LARGE UTILITY SHED 11/14/2025

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 1,688
Total Area	x	Indicated Value	= 1,688
Adjusted Cost	= 0	Value Per SqFt	0.00

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			
Lot Value	1,688		
Indicated Value	1,688	0.00	Per SqFt
Agland Value			
Site Improvements	42,069		
Total Value	43,757	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 02/06/2026
Time 06:16:48
Page 3

300001828

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	120x51x14	Concrete	Formed Metal	6,120
	Qual 3	Cond 3	Year 1985	Eff Age 41		
		0				
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (19.64 x 6,120)	120,197	120,197	78,128	42,069