



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:58
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Assessment Data					Primary Image									
Account	300001840				No Image On File									
Parcel ID	0000-28-26N-25W-4-001-00													
Cadastral ID	0000-26N-25W-28-4-001-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12958													
WINN, JOSEPH CRAIG														
PO BOX 45 MAY OK 73851-0000														
Parcel Location														
Situs	US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	1.99 - Acres											
Sec/Twn/Rng	28 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71040943 -99.90623835														
Building Permits														
SEC.28-26-25 TRACT IN E2SE4 E. OF HWY 1.9973 A														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					788/69	LINVILLE, JASON	03/07/2025	10,000	21					
					754/561	NELSON, FRANCES	08/17/2020	34,000	MQ					
					559/483	BOOTH, HELEN LONG	09/20/2000	9,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	9,950	9,950	12%	1,194	Assessed	1,194	80.22					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	9,950	9,950		1,194	Total Taxable	1,194	80.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001840	WINN, JOSEPH CRAIG	101	9,950	0	1,194	80.00							
2024	2024-300001840	LINVILLE, JASON	101	9,950	0	1,194	79.00							
2023	2023-300001840	LINVILLE, JASON	101	9,950	0	1,194	80.00							
2022	2022-300001840	LINVILLE, JASON	101	9,950	0	1,194	81.00							
2021	2021-300001840	LINVILLE, JASON	101	9,950	0	1,194	82.00							
2020	2020-300001840	LINVILLE, JASON	101	9,950	0	460	31.00							
2019	2019-0001840	NELSON, FRANCES	101	9,950		439	26.00							
2018	2018-0001840	NELSON, FRANCES	101	9,950		418	25.00							
2017	2017-0001840	NELSON, FRANCES	101	9,950		398	24.00							
2016	2016-0001840	NELSON, FRANCES	101	9,950		379	23.00							
2015	2015-0001840	NELSON, FRANCES	101	9,950		361	22.00							
2014	2014-0001840	NELSON, FRANCES	101	9,950		344	21.00							
2013	2013-0001840	NELSON, FRANCES	101	11,940		328	20.00							



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.99</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 1.99 x 5,000.00 = 9,950</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,950</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 9,950</p> <p>Cost Approach Value 9,950</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 9,950</p> <p>Total Appraised Value 9,950</p>