



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:00
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Assessment Data					Primary Image									
Account	300001842													
Parcel ID	0000-28-26N-25W-4-003-00													
Cadastral ID	0000-26N-25W-28-4-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12958													
WINN, JOSEPH CRAIG														
PO BOX 45 MAY OK 73851-0000														
Parcel Location														
Situs	00816 176 RD N													
Subdivision														
Lot/Block	/	Parcel Size	.87 - Acres											
Sec/Twn/Rng	28 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
MOBILE HOME 9/30/2025														
Legal Description Lat/Long: 36.70998395 -99.90412136														
SEC.28-26-25 TRACT IN E2SE4 E OF HWY .87 ACRES														
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														
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					
					/	NELSON, FRANCES								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2021	Land Value	4,350	4,350	12%	522	Assessed	5,556	373.31					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	41,948	41,948		5,034	Exemption	0	0.00					
TIF Project ID	0	Total Value	46,298	46,298		5,556	Total Taxable	5,556	373.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001842	WINN, JOSEPH CRAIG	101	46,298	0	5,444	366.00							
2024	2024-300001842	LINVILLE, JASON	101	47,611	0	5,184	345.00							
2023	2023-300001842	LINVILLE, JASON	101	41,146	0	4,938	332.00							
2022	2022-300001842	LINVILLE, JASON	101	38,180	0	4,582	310.00							
2021	2021-300001842	LINVILLE, JASON	101	38,180	0	4,582	316.00							
2020	2020-300001842	LINVILLE, JASON	101	6,798	816		.00							
2019	2019-0001842	NELSON, FRANCES	101	24,087		1,620	97.00							
2018	2018-0001842	NELSON, FRANCES	101	24,087		1,544	92.00							
2017	2017-0001842	NELSON, FRANCES	101	24,079		1,470	88.00							
2016	2016-0001842	NELSON, FRANCES	101	23,023		1,398	83.00							
2015	2015-0001842	NELSON, FRANCES	101	19,401		1,328	79.00							
2014	2014-0001842	NELSON, FRANCES	101	16,953		598	36.00							
2013	2013-0001842	NELSON, FRANCES	101	16,953		551	33.00							




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.87 Topography Street Access Utilities Amenities Method Acre Base Lot Value .87 x 5,000.00 = 4,350 Factor Value Adjustments Lot Value 4,350		 <p>MOBILE HOME 9/30/2025</p>

Residential Data	
Type	6 Mobile Home 76 x 14
Condition	5 - Very Good
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,064 / 1,064
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 27

MOBILE HOME 9/30/2025

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	

Cost Approach		Manual :	
Base Cost	50.52	Total Misc Impr	+ 12,838
Roofing Adj	+ 2.39	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 81,892
Heat/Cool Adj	+ 3.47	Depreciation (50%)	- 40,946
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,946
Adj Base Cost	= 64.90	Lot Value	+ 4,350
Total Area	x 1,064	Indicated Value	= 45,296
Adjusted Cost	= 69,054	Value Per SqFt	42.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,946		
Lot Value	4,350		
Indicated Value	45,296	42.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	45,296	42.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	8585	292	1981	292	35.04		10,232
PATC	Patio - Covered	8586	20x8	1985	160	16.29		2,606



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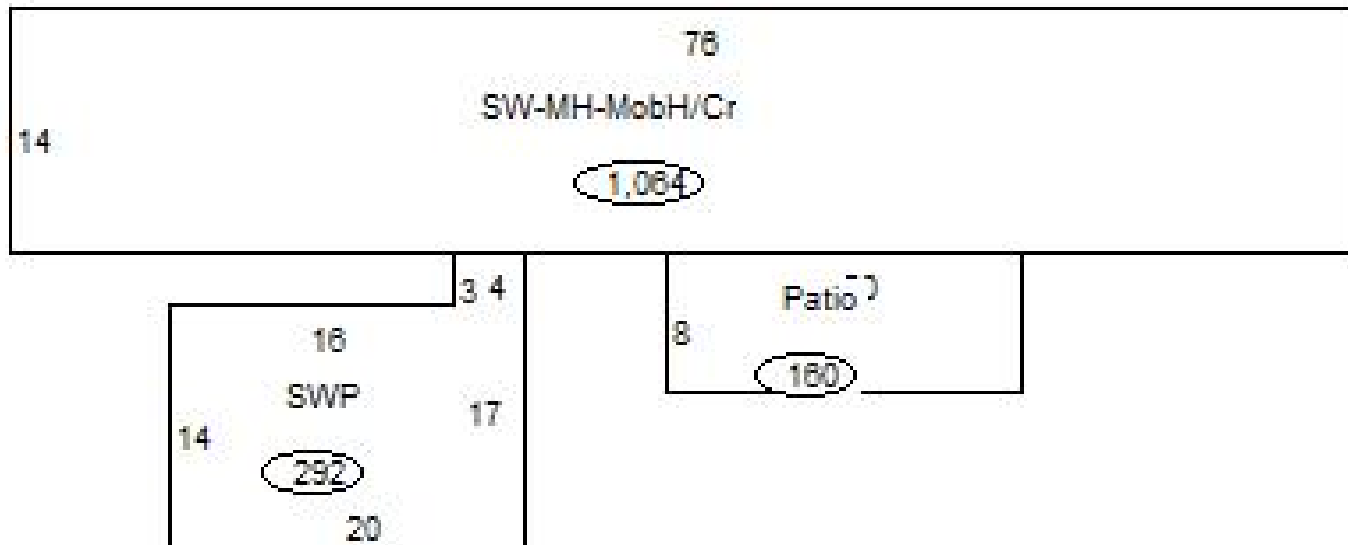
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Sketch Image

300001842



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,064	1.000	1,064
2	M	EPSW		20	SWP	292	1.000	292
3	M	PATC		20	Patio	160	1.000	160
Total Building Area						1,064		1,064