



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 300001863 <b>Parcel ID</b> 0000-31-26N-25W-1-001-00 <b>Cadastral ID</b> 0000-26N-25W-31-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13033 PLAIN, ALFRED RUSSELL  P O BOX 165 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 17370 E 22 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 31 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-31-26N-25W-1-001-00_003.JPG 7/14/2022</p>																																																											
<b>Legal Description</b> Lat/Long: 36.68820090 -99.98978408 SEC.31-26-25 NE4 BOOK 652 PAGE 714																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																									
2025	2025-300001863	PLAIN, ALFRED RUSSELL	101	92,493	0	11,099	746.00																																																									
2024	2024-300001863	PLAIN, ALFRED RUSSELL	101	96,472	0	10,797	718.00																																																									
2023	2023-300001863	PLAIN, ALFRED RUSSELL	101	87,349	0	10,482	704.00																																																									
2022	2022-300001863	PLAIN, ALFRED RUSSELL	101	85,462	0	10,255	694.00																																																									
2021	2021-300001863	PLAIN, ALFRED RUSSELL	101	85,462	0	10,255	708.00																																																									
2020	2020-300001863	PLAIN, ALFRED RUSSELL	101	85,462	0	10,232	693.00																																																									
2019	2019-0001863	PLAIN, ALFRED RUSSELL	101	85,462		9,935	593.00																																																									
2018	2018-0001863	PLAIN, ALFRED RUSSELL	101	87,093		9,645	576.00																																																									
2017	2017-0001863	PLAIN, ALFRED RUSSELL	101	83,556		9,364	559.00																																																									
2016	2016-0001863	PLAIN, ALFRED RUSSELL	101	84,645		9,092	543.00																																																									
2015	2015-0001863	PLAIN, ALFRED RUSSELL	101	83,741		8,827	527.00																																																									
2014	2014-0001863	PLAIN, ALFRED RUSSELL	101	76,026		7,941	474.00																																																									
2013	2013-0001863	PLAIN, ALFRED RUSSELL	101	83,140		7,711	460.00																																																									




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		 <p>0000-31-26N-25W-1-001-00_003.JPG 7/14/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,440 / 1,440
Style	100% One Story
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	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 68

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	74.89	Total Misc Impr	+ 6,311
Roofing Adj	+ 3.14	Garage Cost	+ 12,846
Subfloor Adj	+ 1.92	Total RCN	= 154,085
Heat/Cool Adj	+ 8.42	Depreciation ( 73%)	- 112,482
Plumbing Adj	+ 5.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,603
Adj Base Cost	= 93.70	Lot Value	+ 5,000
Total Area	x 1,440	Indicated Value	= 46,603
Adjusted Cost	= 134,928	Value Per SqFt	32.36

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	41,603	
Lot Value	5,000	
Indicated Value	46,603	32.36 Per SqFt
Agland Value	26,424	
Site Improvements	19,249	
Total Value	92,276	64.08 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	3,742.94		3,743
RSPC	Raised Slab Porch - Covered	873	12x7		84	30.57		2,568



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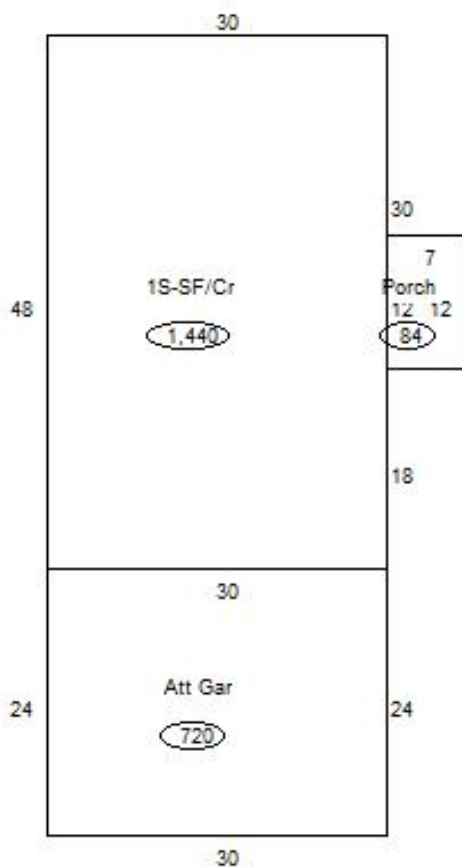
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	720	1.000	720
2	M	RSPC		20	Porch	84	1.000	84
3	R	1	Crawl	20	1S-SF/Cr	1,440	1.000	1,440
<b>Total Building Area</b>						1,440		1,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	32x14x8		Galvanized Metal	448
	Qual	3	Cond 3	Year 2010	Eff Age 16	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.65 x 448)		2,531		2,531	1,316	1,215
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25
	Qual	3	Cond 3	Year 2005	Eff Age 21	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (236.24 x 25)		5,906		5,906	4,193	1,713
	SHDS	Shipping/Storage Container	40x6x8		Formed Metal	240
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.05 x 240)		5,052		5,052	3,536	1,516
	SHDS	Shed - Small	32x24x8		Galvanized Metal	768
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.31 x 768)		13,294		13,294	10,635	2,659
	UTIL	Utility Building	41x24x12		Galvanized Metal	984
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.17 x 984)		26,735		26,735	18,447	8,288
	SHDS	Shed - Small	30x24x10		Galvanized Metal	720
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.53 x 720)		11,902		11,902	9,522	2,380
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	@N2.50	Storage HOUSE FLAT VALUE	0x0x0			888
	Qual 3	Cond 3	Year 0	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (48% Phys/ % Func)	RCNLD
Base Cost (2.50 x 888)	2,220		2,220	1,154



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MA	MANSIC CLAY 0-1%	CR	51			4.513	260	260	1,171	1,171
MD	MANSKER LOAM 1-3%	NP	39			18.787	125	125	2,345	2,345
MD	MANSKER LOAM 1-3%	CR	39			14.510	199	199	2,880	2,880
ME	MANSKER LOAM 3-5%	NP	31			8.767	99	99	870	870
ME	MANSKER LOAM 3-5%	CR	31			5.150	158	158	813	813
PA	PRATT BILLOWY	NP	48			5.926	154	154	910	910
PA	PRATT BILLOWY	CR	48			42.307	244	244	10,336	10,336
PB	PRATT HUMMOCKY	NP	40			53.492	128	128	6,847	6,847
PB	PRATT HUMMOCKY	CR	40			.022	204	204	4	4
QC	QUINLAN-WDWARD 5-12%	NP	14			5.526	45	45	248	248
<b>NP Totals</b>						159.000			26,424	26,424
<b>Total Agland</b>						159.000			26,424	26,424