



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:26
 Page 1

Assessment Data					Primary Image									
Account	300001872				<p>0000-32-26N-25W-4-002-00_007.JPG 7/14/2022</p>									
Parcel ID	0000-32-26N-25W-4-002-00													
Cadastral ID	0000-26N-25W-32-4-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13172													
JOHNSON, NANCY														
2280 N 175 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	02280 175 RD N													
Subdivision														
Lot/Block	/	Parcel Size	4.85 - Acres											
Sec/Twn/Rng	32 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.69913224 -99.89806131														
SEC.32-26-25 TRACT IN E2SE4														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	JOHNSON, NANCY													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	7,888	6,721	12%	807	Assessed	10,375 697.10						
Year Frozen	2013	Improvements	18,874	16,082		1,930	Penalty	0						
Uncapped Value	0	Mobile Home	74,703	63,654		7,638	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	101,465	86,457		10,375	Total Taxable	9,375 630.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001872	JOHNSON, NANCY	101	101,465	1000	9,375	630.00							
2024	2024-300001872	JOHNSON, NANCY	101	106,665	1000	9,374	623.00							
2023	2023-300001872	JOHNSON, NANCY	101	87,588	1000	9,374	630.00							
2022	2022-300001872	JOHNSON, NANCY	101	86,457	1000	9,375	635.00							
2021	2021-300001872	JOHNSON, NANCY	101	86,457	1000	9,375	647.00							
2020	2020-300001872	JOHNSON, NANCY	101	86,457	1000	9,375	635.00							
2019	2019-0001872	JOHNSON, NANCY	101	90,313		9,838	587.00							
2018	2018-0001872	JOHNSON, NANCY	101	95,984		10,277	613.00							
2017	2017-0001872	JOHNSON, NANCY	101	102,161		10,277	613.00							
2016	2016-0001872	JOHNSON, NANCY	101	111,821		10,277	613.00							
2015	2015-0001872	JOHNSON, NANCY	101	95,308		10,277	613.00							
2014	2014-0001872	JOHNSON, NANCY	101	99,332		10,277	613.00							
2013	2013-0001872	JOHNSON, NANCY	101	102,014		10,277	613.00							




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:26
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.85 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.85 x 1,626.39 = 7,888 Factor Value Adjustments Lot Value 7,888		 <p>0000-32-26N-25W-4-002-00_007.JPG 7/14/2022</p>

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	3.5 - Average
Quality	3.8 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	2002 / 22

GRM Approach
GRM Code
Gross Rent Indicated Value

Multiple Regression
MRA Code
Adjusted 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	51.20	Total Misc Impr	+ 1,753
Roofing Adj	+ 2.73	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 133,327
Heat/Cool Adj	+ 2.29	Depreciation (46%)	- 61,330
Plumbing Adj	+ 5.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 71,997
Adj Base Cost	= 61.83	Lot Value	+ 7,888
Total Area	x 2,128	Indicated Value	= 79,885
Adjusted Cost	= 131,574	Value Per SqFt	37.54

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	71,997	
Lot Value	7,888	
Indicated Value	79,885	37.54 Per SqFt
Agland Value		
Site Improvements	18,771	
Total Value	98,656	46.36 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8537	7x6		42	30.76		1,292
EPKS	Enclosed Porch - Kneewall Screen	8538	5x5		25	18.44		461



Harper

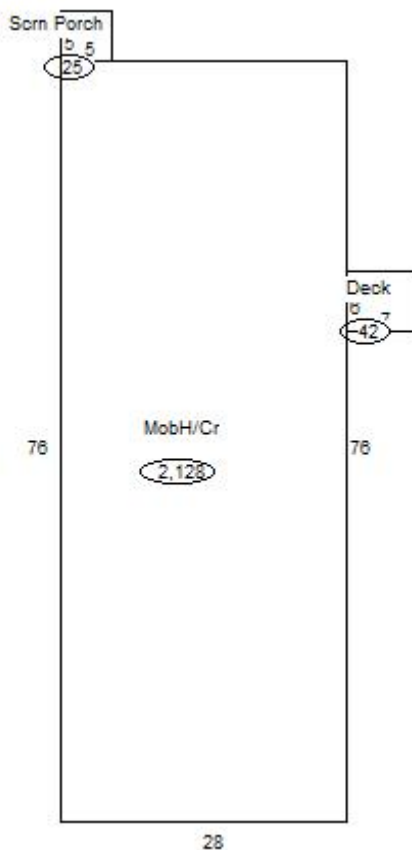
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:17:26
Page 3

Sketch Image

300001872



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,128	1.000	2,128
2	M	WODO		20	Deck	42	1.000	42
3	M	EPKS		20	Scrni Porch	25	1.000	25
Total Building Area						2,128		2,128



Harper





Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:26
 Page 4

300001872

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	8x10x6		Formed Metal	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (26.23 x 80)		2,098		2,098	1,469	629
	UTIL	Utility Building	40x30x12		Formed Metal	1,200
	Qual	3	Cond 3	Year 1985	Eff Age 41	
				0		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (26.61 x 1,200)		31,932		31,932	20,756	11,176
	SHDS	BAD SHAPE/BEING USED SALVAGE RATE	30x20x8		Galvanized Metal	600
	Qual	3	Cond 3	Year 1960	Eff Age 66	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (18.02 x 600)		10,812		10,812	8,650	2,162
	SHDS	OLD HOUSE OLD HOUSE/SV	0x0x0		Composition Shingle	1,333
	Qual	3	Cond 3	Year 1960	Eff Age 66	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (18.02 x 1,333)		24,021		24,021	19,217	4,804