



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300001873													
Parcel ID	0000-33-26N-25W-1-001-00													
Cadastral ID	0000-26N-25W-33-1-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12561													
SUMPTER, A. BOB														
2239 US HWY 283 LAVERNE OK 73848-0000														
Parcel Location														
Situs	02239 US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	454.62 - Acres											
Sec/Twn/Rng	33 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.71820542 -99.92682764														
SEC.33-26-25 S2; NE4 LESS TRACTS														
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					
					786/112	SUMPTER, A. BOB (LUCERINE FD)	12/11/2024		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	72,300	72,300	12%	8,676	Assessed	23,602	1,585.82					
Year Frozen		Improvements	124,381	124,381		14,926	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	196,681	196,681		23,602	Total Taxable	23,602	1,586.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001873	SUMPTER, A. BOB	101	196,681	0	23,602	1,586.00							
2024	2024-300001873	SUMPTER, A. BOB	101	193,855	0	23,263	1,547.00							
2023	2023-300001873	SUMPTER, A. BOB	101	190,500	0	22,676	1,523.00							
2022	2022-300001873	SUMPTER, A. BOB	101	183,465	0	22,015	1,490.00							
2021	2021-300001873	SUMPTER, M. LUCERNE &	101	184,435	0	22,132	1,528.00							
2020	2020-300001873	SUMPTER, M. LUCERNE &	101	184,435	0	22,132	1,499.00							
2019	2019-0001873	SUMPTER, M. LUCERNE &	101	190,948		22,332	1,333.00							
2018	2018-0001873	SUMPTER, M. LUCERNE &	101	192,289		21,681	1,294.00							
2017	2017-0001873	SUMPTER, M. LUCERNE &	101	184,673		21,050	1,256.00							
2016	2016-0001873	SUMPTER, M. LUCERNE &	101	184,689		20,436	1,220.00							
2015	2015-0001873	SUMPTER, M. LUCERNE &	101	180,631		19,842	1,184.00							
2014	2014-0001873	SUMPTER, M. LUCERNE &	101	173,917		19,263	1,150.00							
2013	2013-0001873	SUMPTER, M. LUCERNE &	101	173,933		18,703	1,116.00							



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Stone
Base/Total Area	2,511 / 3,407
Style	100% 1 1/2 Story Finished
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	1951 / 75

HOUSE / CARPORT	7/19/2022
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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	70.43	Total Misc Impr	+ 4,152
Roofing Adj	+ 2.69	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 299,777
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 221,835
Plumbing Adj	+ 2.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,942
Adj Base Cost	= 86.77	Lot Value	+ 5,000
Total Area	x 3,407	Indicated Value	= 82,942
Adjusted Cost	= 295,625	Value Per SqFt	24.34

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	77,942	
Lot Value	5,000	
Indicated Value	82,942	24.34 Per SqFt
Agland Value	67,300	
Site Improvements	46,512	
Total Value	196,754	57.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALS	Balcony - Steel/Concrete	891	14x8	1951	112	37.07		4,152



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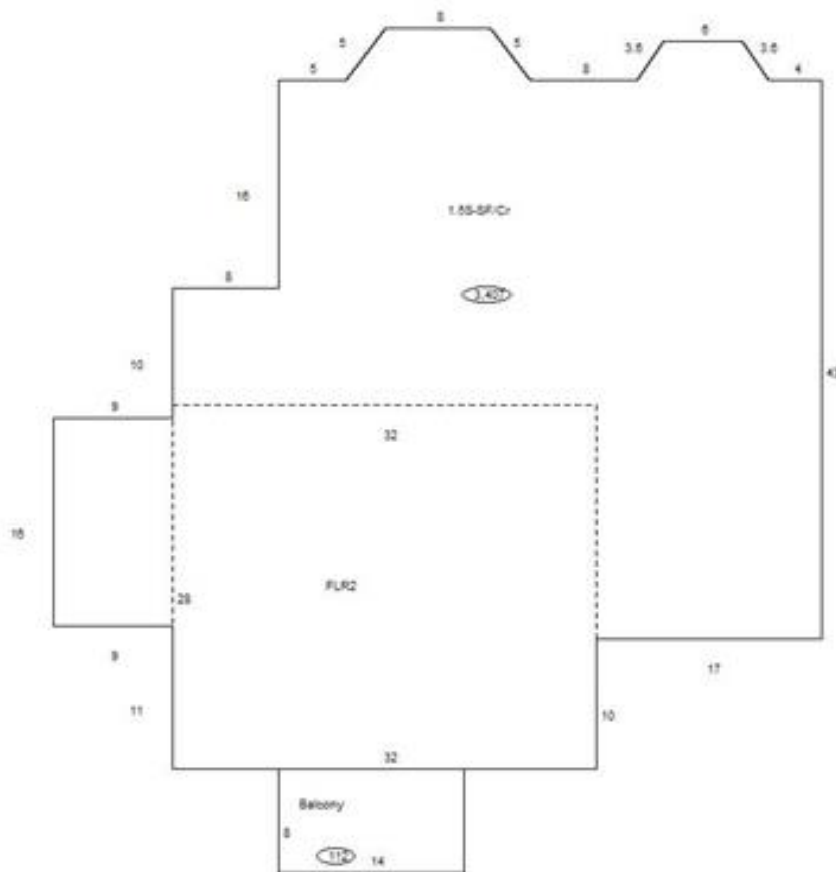
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5S-SF/Cr	2,511	1.357	3,407
2	U	^UL		10	FLR2	896	1.000	896
3	M	BALS		10	Balcony	112	1.000	112
<b>Total Building Area</b>						<b>2,511</b>		<b>3,407</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container /RED	40x9x8			360
	Qual 1	Cond 1	Year 2023	Eff Age	4	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (13.34 x 360)		4,802		4,802	912	3,890
	UTIL	Utility Building	80x40x10	Base	Formed Metal	3,200
	Qual 2.75	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.75 x 3,200)		66,400		66,400	41,168	25,232
	LNT0	Lean To - Attached/ NORTH OF EQ. SHED	80x28x8		Formed Metal	2,240
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.22 x 2,240)		9,453		9,453	7,562	1,891
	LNT0	Lean To - Attached / SOUTH OF EQ. SHED	56x22x8		Formed Metal	1,232
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.96 x 1,232)		6,111		6,111	4,889	1,222
	SHDS	Shed, Metal	30x20x10		Galvanized Metal	600
	Qual 1	Cond 1	Year 1990	Eff Age	50	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.86 x 600)		6,516		6,516	5,213	1,303
	BNGP	Gen. Purpose Barn REFURBISHED 2000	42x32x14		Formed Metal	1,344
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.91 x 1,344)		26,759		26,759	16,591	10,168
	GBST	Grain Bin 1000 BU	0x0x0			1,000
	Qual 1	Cond 1	Year 1990	Eff Age	50	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.28 x 1,000)		1,280		1,280	1,024	256



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 500 BU GRAIN HOPPER	0x0x0			500
	Qual 1	Cond 1	Year 1990	Eff Age	50	
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.28 x 500)		640		640	512
	SHDS	Shed - Small	20x12x8		Formed Metal	240
	Qual 1	Cond 1	Year 1990	Eff Age	50	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.26 x 240)		3,182		3,182	2,546
	CPDT	Carport - Detached	28x26x8		Formed Metal	728
	Qual 2	Cond 2	Year 1990	Eff Age	43	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.08 x 728)		5,154		5,154	4,123
	LNT0	Lean To - Attached / OLD GRAY SHED	22x12x6		Galvanized Metal	264
	Qual 1	Cond 1	Year 1990	Eff Age	50	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.56 x 264)		1,468		1,468	1,174
	ASC	Awing/Shelter/Carport / BACK OF EQ. SHED	40x11x6		Galvanized Metal	440
	Qual 1	Cond 1	Year 1990	Eff Age	50	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.26 x 440)		1,434		1,434	1,147
	PACN	Paving - Concrete / FRONT SIDEWALK	22x6x0			132
	Qual 3	Cond 3	Year 1951	Eff Age	75	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.60 x 132)		871		871	697



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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
DA	DALHART 1-3%	NP	50			10.336	160	160	1,654	1,654
DA	DALHART 1-3%	CR	50			31.946	255	255	8,130	8,130
MG	MANSKER-POTTER 5-20%	NP	15			8.839	48	48	424	424
MG	MANSKER-POTTER 5-20%	CR	15			35.716	76	76	2,727	2,727
OA	OTERO LOAMY SAND	NP	15			18.579	48	48	892	892
OA	OTERO LOAMY SAND	CR	15			2.001	76	76	153	153
PA	PRATT BILLOWY	CR	48			.037	244	244	9	9
QA	QUINLAN LOAM	NP	11			59.568	35	35	2,097	2,097
QC	QUINLAN-WDWARD 5-12%	CR	14			2.456	71	71	175	175
QC	QUINLAN-WDWARD 5-12%	NP	14			18.271	45	45	819	819
SD	SPUR LOAM	CR	70			39.369	356	356	14,027	14,027
WA	WOODWARD 1-3%	NP	43			18.383	138	138	2,529	2,529
WA	WOODWARD 1-3%	CR	43			90.537	219	219	19,816	19,816
WB	WOODWARD 3-8%	NP	33			8.945	106	106	945	945
WB	WOODWARD 3-8%	CR	33			1.141	168	168	192	192
WC	WOODWARD-QUINLAN1-3%	NP	32			1.110	102	102	114	114
WC	WOODWARD-QUINLAN1-3%	CR	32			29.496	163	163	4,804	4,804
WD	WOODWARD-QUINLAN3-8%	NP	23			27.790	74	74	2,045	2,045
WD	WOODWARD-QUINLAN3-8%	CR	23			49.099	117	117	5,748	5,748
<b>CR Totals</b>						453.620			67,300	67,300
<b>Total Agland</b>						453.620			67,300	67,300