



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:17:32  
 Page 1

Assessment Data					Primary Image									
Account	300001878				<p>0000-34-26N-25W-1-002-00</p> <p>f:\pictures\0000-34-26N-25W-1-002-00-001-000-001.jpg 8/22/2018</p>									
Parcel ID	0000-34-26N-25W-1-002-00													
Cadastral ID	0000-26N-25W-34-1-002-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13177													
BOWKER, SULA M. LIFE ESTATE														
17676 E 22 RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	17676 22 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.75183768 -99.95641071														
SEC.34-26-25 TRACT IN NE4 (166' X 262') BOOK 769 PAGE 591 REMAINDERMEN-RUSSELL JAMES BOWKER, PIXIE ANN GOODNIGHT.														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	5,000	3,514	12%	422	Assessed	15,371 1,032.78						
Year Frozen	2021	Improvements	177,276	124,576		14,949	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	182,276	128,090		15,371	Total Taxable	14,371 966.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001878	BOWKER, SULA M. LIFE ESTATE	101	182,276	1000	14,371	966.00							
2024	2024-300001878	BOWKER, SULA M. LIFE ESTATE	101	192,851	1000	14,372	956.00							
2023	2023-300001878	BOWKER, SULA M. LIFE ESTATE	101	156,920	1000	14,371	965.00							
2022	2022-300001878	BOWKER, SULA M. LIFE ESTATE	101	128,090	1000	14,370	973.00							
2021	2021-300001878	BOWKER, SULA	101	128,090	1000	14,370	992.00							
2020	2020-300001878	BOWKER, SULA	101	128,090	1000	14,370	973.00							
2019	2019-0001878	BOWKER, SULA	101	150,999		13,094	781.00							
2018	2018-0001878	BOWKER, JAMES A. ETUX	101	154,609		12,684	757.00							
2017	2017-0001878	BOWKER, JAMES A. ETUX	101	148,782		12,284	733.00							
2016	2016-0001878	BOWKER, JAMES A. ETUX	101	153,267		11,898	710.00							
2015	2015-0001878	BOWKER, JAMES A. ETUX	101	150,803		11,523	688.00							
2014	2014-0001878	BOWKER, JAMES A. ETUX	101	146,947		11,158	666.00							
2013	2013-0001878	BOWKER, JAMES A. ETUX	101	98,363		10,804	645.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:17:32  
 Page 2

Lot Data	Acres - 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>0000-34-26N-25W-1-002-00</p> <p>f:\pictures\0000-34-26N-25W-1-002-00-001-000-001.jpg 8/22/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,447 / 2,447
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 47

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	86.13	Total Misc Impr	+ 12,014
Roofing Adj	+ 3.58	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 267,677
Heat/Cool Adj	+ 10.77	Depreciation ( 52%)	- 139,192
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,485
Adj Base Cost	= 104.48	Lot Value	+ 5,000
Total Area	x 2,447	Indicated Value	= 133,485
Adjusted Cost	= 255,663	Value Per SqFt	54.55

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	128,485	
Lot Value	5,000	
Indicated Value	133,485	54.55 Per SqFt
Agland Value		
Site Improvements	46,416	
Total Value	179,901	73.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A			1	1	4,783.32		4,783
PATO	OPEN PORCH	901	60		60	9.78		587
PATC	CovPatio Cls C	905	184		184	15.95		2,935
PATC	CovPatio Cls C	906	6x6		36	17.11		616
PATC	CovPatio Cls C	907	14x14		196	15.78		3,093



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

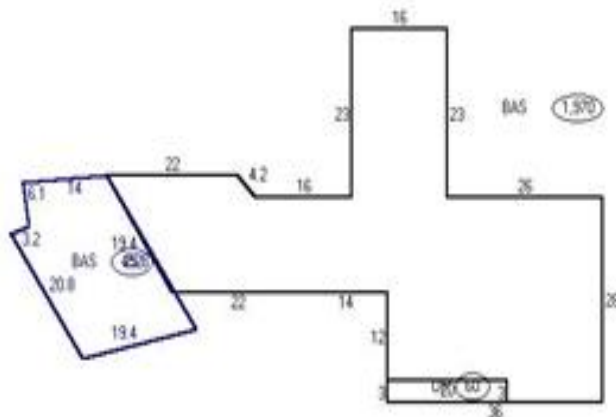
Date 02/06/2026

Time 06:17:32

Page 3

Sketch Image

300001878



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	OP	60		60
2	R	1	Crawl	20	BAS	1		1
3	R	1	Crawl	20	BAS	452		452
4	O	UTIL		20	GRDT [1200]	1,200	1.000	1,200
5	M	PATC		20	PATC [184]	184	1.000	184
6	M	PATC		20	PATC [36]	36	1.000	36
7	M	PATC		20	PATC [196]	196	1.000	196
<b>Total Building Area</b>						<b>453</b>		<b>453</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 06:17:32  
Page 4

300001878

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x30x12		Formed Metal	1,200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2012	<b>Eff Age</b> 11		

Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (26.61 x 1,200)	31,932		31,932	7,025	24,907

UTIL	Utility Bldg		30x40x0			1,200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 16		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (26.82 x 1,200)	32,184		32,184	11,908	20,276

EPKS	Enclosed Porch - Kneewall Screen		14x8x8		Composition Shingle	112
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2008	<b>Eff Age</b> 18		

Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (25.03 x 112)	2,803		2,803	1,570	1,233