



# 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> 300001879 <b>Parcel ID</b> 0000-34-26N-25W-1-003-00 <b>Cadastral ID</b> 0000-26N-25W-34-1-003-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13178 ADKINS, ANGELA MICHELLE AND REX ALLEN ADKINS (JT)  RT 2 BOX 416 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 17682 22 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.5 - Acres <b>Sec/Twn/Rng</b> 34 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-34-26N-25W-1-003-00 07/15/22</p>																																		
HOUSE										7/19/2022																													
Legal Description					Building Permits																																		
SEC.34-26-25 TRACT IN NE4 BOOK 706 PAGE 693					<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																									
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666/225	ASHPAUGH, PATTY L.	01/19/2011	78,500	21																																			
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Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																														
Remove Cap			Land Value	5,375	5,375	12%	Assessed	12,745	856.34																														
Year Frozen			Improvements	101,965	100,831		Penalty	0																															
Uncapped Value		0	Mobile Home	0	0	0	Exemption	1,000	-67.00																														
TIF Project ID		0	Total Value	107,340	106,206	12,745	Total Taxable	11,745	789.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300001879	ADKINS, ANGELA MICHELLE AND			101	107,340	1000	11,373	764.00																														
2024	2024-300001879	ADKINS, ANGELA MICHELLE AND			101	123,704	1000	11,013	732.00																														
2023	2023-300001879	ADKINS, ANGELA MICHELLE AND			101	120,697	1000	10,663	716.00																														
2022	2022-300001879	ADKINS, ANGELA MICHELLE & REX			101	84,656	1000	9,159	620.00																														
2021	2021-300001879	ADKINS, ANGELA MICHELLE & REX			101	84,656	1000	9,159	632.00																														
2020	2020-300001879	ADKINS, ANGELA MICHELLE & REX			101	84,656	1000	9,159	620.00																														
2019	2019-0001879	ADKINS, ANGELA MICHELLE & REX			101	86,039		9,325	557.00																														
2018	2018-0001879	ADKINS, ANGELA MICHELLE & REX			101	87,518		9,396	561.00																														
2017	2017-0001879	ADKINS, ANGELA MICHELLE & REX			101	84,114		9,093	543.00																														
2016	2016-0001879	ADKINS, ANGELA MICHELLE & REX			101	86,667		9,268	553.00																														
2015	2015-0001879	ADKINS, ANGELA MICHELLE & REX			101	83,071		8,969	535.00																														
2014	2014-0001879	FLYNN, ANGELA MICHELLE			101	83,071		8,969	535.00																														
2013	2013-0001879	FLYNN, ANGELA MICHELLE			101	83,071		8,969	535.00																														



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.50 x 3,583.33 = 5,375 Factor Value Adjustments Lot Value 5,375		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Masonry, Brick/Stc
Base/Total Area	1,880 / 1,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,880
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,024 Attached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1961 / 57

HOUSE	7/19/2022
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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	81.78	Total Misc Impr	+ 5,234
Roofing Adj	+ 4.44	Garage Cost	+ 32,562
Subfloor Adj	+ -1.82	Total RCN	= 226,510
Heat/Cool Adj	+ 10.77	Depreciation ( 60%)	- 135,906
Plumbing Adj	+ 5.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,604
Adj Base Cost	= 100.38	Lot Value	+ 5,375
Total Area	x 1,880	Indicated Value	= 95,979
Adjusted Cost	= 188,714	Value Per SqFt	51.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,604		
Lot Value	5,375		
Indicated Value	95,979	51.05	Per SqFt
Agland Value			
Site Improvements	5,039		
Total Value	101,018	53.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	910	12x10		120	16.84		2,021
RSPC	Raised Slab Porch - Covered	911	10x8		80	40.16		3,213



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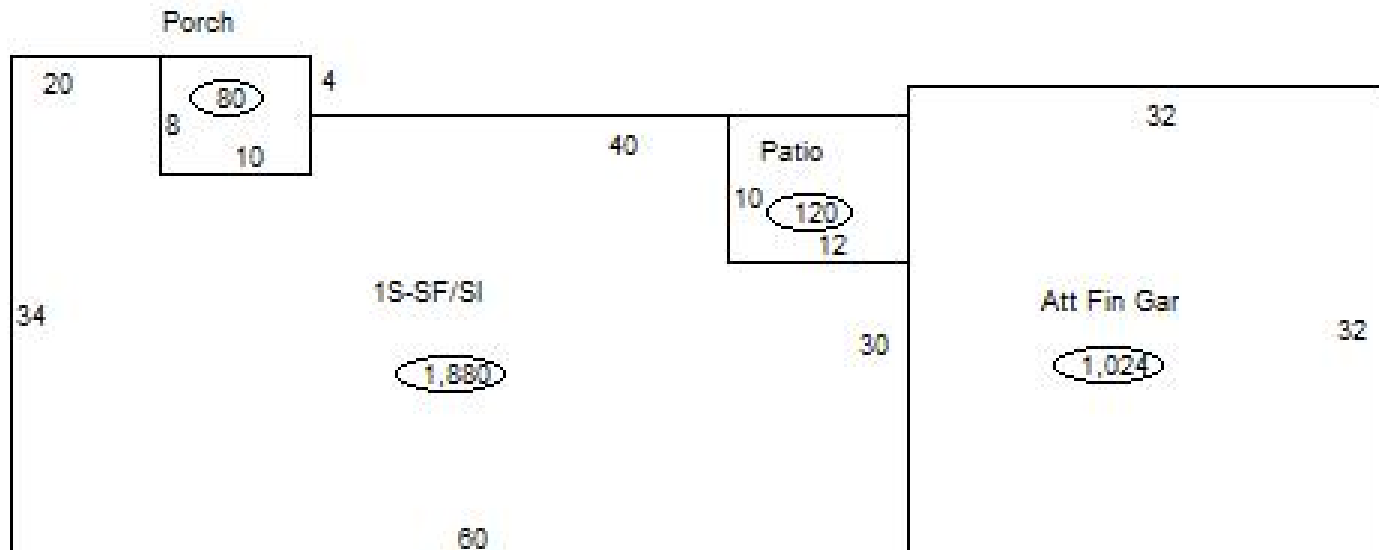
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Slab	1,880	1.000	1,880
2	G	5		20	Att Fin Gar	1,024	1.000	1,024
3	M	PATC		20	Patio	120	1.000	120
4	M	RSPC		20	Porch	80	1.000	80
<b>Total Building Area</b>						<b>1,880</b>		<b>1,880</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	20x15x6		Composition Roll	300
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.35 x 300)		5,505	5,505	2,532	2,973
	SHDS	Yard Shed - Metal	20x10x6		Galvanized Metal	200
	Qual	1	Cond 1	Year 2005	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.78 x 200)		2,556	2,556	1,917	639
	PACN	Paving - Concrete/ FRONT SIDEWALK	44x4x0			176
	Qual	3	Cond 3	Year 1961	Eff Age 65	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.98 x 176)		1,052	1,052	842	210
	PACN	Paving - Concrete / FRONT SIDEWALK	14x5x0			70
	Qual	3	Cond 3	Year 1961	Eff Age 65	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.50 x 70)		525	525	420	105
	PACN	Paving - Concrete / DRIVEWAY	45x24x0			1,080
	Qual	3	Cond 3	Year 1961	Eff Age 65	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.07 x 1,080)		4,396	4,396	3,517	879
	PACN	Paving - Concrete / PATIO SIDEWALK	12x5x0			60
	Qual	3	Cond 3	Year 1961	Eff Age 65	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)		458	458	366	92
	PACN	Paving - Concrete / BACK OF HOUSE	10x10x0			100
	Qual	3	Cond 3	Year 1961	Eff Age 65	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.07 x 100)		707	707	566	141