



# 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	300001886				No Image On File									
Parcel ID	0000-34-26N-25W-1-010-00													
Cadastral ID	0000-26N-25W-34-1-010-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13182													
OHAIR, RODNEY AND LISA OHAIR (JT)														
PO BOX 896 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	02223 177 RD N													
Subdivision														
Lot/Block	/	Parcel Size	3 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.73547588 -99.95408097														
SEC.34-26-25 TRACT IN NE/4: 3.003 ACRES														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					562/625	STINSON, JIMMY L. ETUX	02/02/2001	65,000	Q					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,500	5,378	12%	645	Assessed	12,358	830.33					
Year Frozen		Improvements	121,172	97,607		11,713	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	127,672	102,985		12,358	Total Taxable	11,358	763.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001886	OHAIR, RODNEY AND	101	127,672	1000	10,999	739.00							
2024	2024-300001886	OHAIR, RODNEY AND	101	135,914	1000	10,649	708.00							
2023	2023-300001886	OHAIR, RODNEY AND	101	126,916	1000	10,310	692.00							
2022	2022-300001886	OHAIR, RODNEY AND	101	122,994	1000	9,980	676.00							
2021	2021-300001886	OHAIR, RODNEY AND	101	122,994	1000	9,660	667.00							
2020	2020-300001886	OHAIR, RODNEY AND	101	122,994	1000	9,350	633.00							
2019	2019-0001886	OHAIR, RODNEY AND	101	122,994		9,049	540.00							
2018	2018-0001886	OHAIR, RODNEY AND	101	123,000		8,757	523.00							
2017	2017-0001886	OHAIR, RODNEY AND	101	114,060		8,472	506.00							
2016	2016-0001886	OHAIR, RODNEY AND	101	114,060		8,196	489.00							
2015	2015-0001886	OHAIR, RODNEY AND	101	109,272		7,928	473.00							
2014	2014-0001886	OHAIR, RODNEY AND	101	101,388		7,669	458.00							
2013	2013-0001886	OHAIR, RODNEY AND	101	101,388		7,417	443.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 3 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 3.00 x 2,166.67 = 6,500 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 6,500		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Masonry, Brick/Stone
<b>Base/Total Area</b>	925 / 925
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	720 Total, 720 Partition
<b>Garage Type</b>	618 Attached Garage - Finished
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1979 / 33

GRM Approach
<b>GRM Code</b>
<b>Gross Rent</b>
<b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adjusted R</b>
<b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>
<b>Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	103.14	<b>Total Misc Impr</b>	+ 10,858
<b>Roofing Adj</b>	+ 4.52	<b>Garage Cost</b>	+ 20,077
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 174,699
<b>Heat/Cool Adj</b>	+ 10.77	<b>Depreciation ( 41%)</b>	- 71,627
<b>Plumbing Adj</b>	+ 6.89	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 30.10	<b>RCNLD</b>	= 103,072
<b>Adj Base Cost</b>	= 155.42	<b>Lot Value</b>	+ 6,500
<b>Total Area</b>	x 925	<b>Indicated Value</b>	= 109,572
<b>Adjusted Cost</b>	= 143,764	<b>Value Per SqFt</b>	118.46

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	103,072		
<b>Lot Value</b>	6,500		
<b>Indicated Value</b>	109,572	118.46	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	251		
<b>Total Value</b>	109,823	118.73	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	4,783.32		4,783
PRCH	Slab Porch - Covered	927	244		244	22.29		5,439
PATO	Slab Porch - Open	928	65		65	9.78		636



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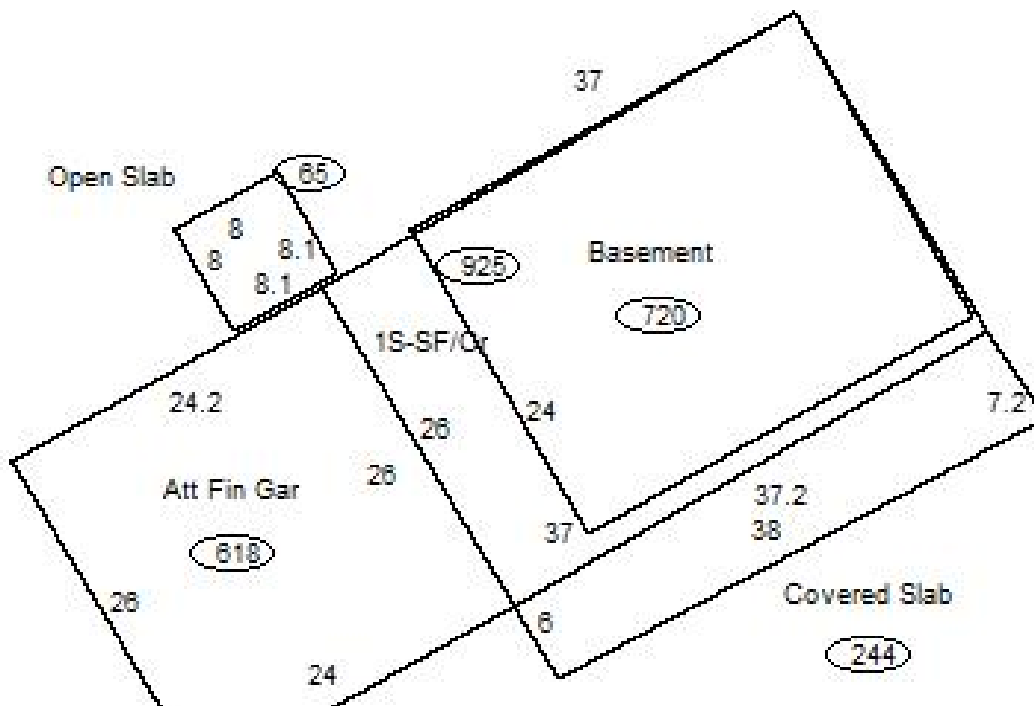
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	925	1.000	925
2	G	5		20	Att Fin Gar	618	1.000	618
3	M	PRCH		20	Covered Slab	244	1.000	244
4	M	PATO		20	Open Slab	65	1.000	65
5	B	1		20	Basement	720	1.000	720
<b>Total Building Area</b>						925		925



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	20x15x0			300
	Qual	3	Cond 3	Year 1979	Eff Age 47	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.19 x 300)	1,257		1,257	1,006
						251