



# 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	300001888				<p>0000-34-26N-25W-1-013-00 07/15/22</p>									
Parcel ID	0000-34-26N-25W-1-013-00													
Cadastral ID	0000-26N-25W-34-1-013-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13183													
SHOBERT, JIMMY R. & CONNIE S. SHOBERT														
17674 E 22 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	17674 22 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1.33 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 7/19/2022														
Legal Description Lat/Long: 36.72829549 -99.95848801														
SEC.34-26-25 TRACT IN NE4														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HV	Veteran	Yes	999,999	11,248										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,248	5,248	12%	630	Assessed	11,248	755.75					
Year Frozen		Improvements	35,791	33,800		4,056	Penalty	0						
Uncapped Value	0	Mobile Home	54,684	54,684		6,562	Exemption	11,248	-756.00					
TIF Project ID	0	Total Value	95,723	93,732		11,248	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001888	SHOBERT, JIMMY R. &	101	95,723	10920		.00							
2024	2024-300001888	SHOBERT, JIMMY R. &	101	101,911	10602		.00							
2023	2023-300001888	SHOBERT, JIMMY R. &	101	85,779	0	10,294	691.00							
2022	2022-300001888	SHOBERT, JIMMY R. &	101	82,705	0	9,924	672.00							
2021	2021-300001888	SHOBERT, JIMMY R. &	101	52,707	1000	5,325	368.00							
2020	2020-300001888	SHOBERT, JIMMY R. &	101	7,947	0	821	56.00							
2019	2019-0001888	SHOBERT, JIMMY R. &	101	7,947		797	48.00							
2018	2018-0001888	SHOBERT, JIMMY R. &	101	7,947		774	46.00							
2017	2017-0001888	SHOBERT, JIMMY R. &	101	7,947		752	45.00							
2016	2016-0001888	SHOBERT, JIMMY R. &	101	7,947		730	44.00							
2015	2015-0001888	SHOBERT, JIMMY R. &	101	7,947		709	42.00							
2014	2014-0001888	SHOBERT, JIMMY R. &	101	7,947		688	41.00							
2013	2013-0001888	SHOBERT, JIMMY R. &	101	7,947		668	40.00							



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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> 1.33 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 1.33 x 3,945.86 = 5,248 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 5,248		

Residential Data	
<b>Type</b>	6 Mobile Home 58 x 28
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	DWMH Multi-wide MH
<b>Style</b>	100% Double Wide
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,456 / 2,456
<b>Style</b>	100% Double Wide
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,456
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	960 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 43

HOUSE	7/19/2022
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted 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>	50.08	<b>Total Misc Impr</b>	+ 18,225
<b>Roofing Adj</b>	+ 2.39	<b>Garage Cost</b>	+ 44,708
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 207,125
<b>Heat/Cool Adj</b>	+ 1.81	<b>Depreciation ( 68%)</b>	- 140,845
<b>Plumbing Adj</b>	+ 4.43	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 66,280
<b>Adj Base Cost</b>	= 58.71	<b>Lot Value</b>	+ 5,248
<b>Total Area</b>	x 2,456	<b>Indicated Value</b>	= 71,528
<b>Adjusted Cost</b>	= 144,192	<b>Value Per SqFt</b>	29.12

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	66,280		
<b>Lot Value</b>	5,248		
<b>Indicated Value</b>	71,528	29.12	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	20,937		
<b>Total Value</b>	92,465	37.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	8221	20x15		300	10.90		3,270
RSPC	Raised Slab Porch - Covered	8222	16x10		160	26.59		4,254
RSPC	Raised Slab Porch - Covered	8223	28x10		280	26.22		7,342
PRCH	Slab Porch - Covered	8561	14x6		84	15.27		1,283
WDBS	Wood Burning Stove			1	1	2,075.56		2,076



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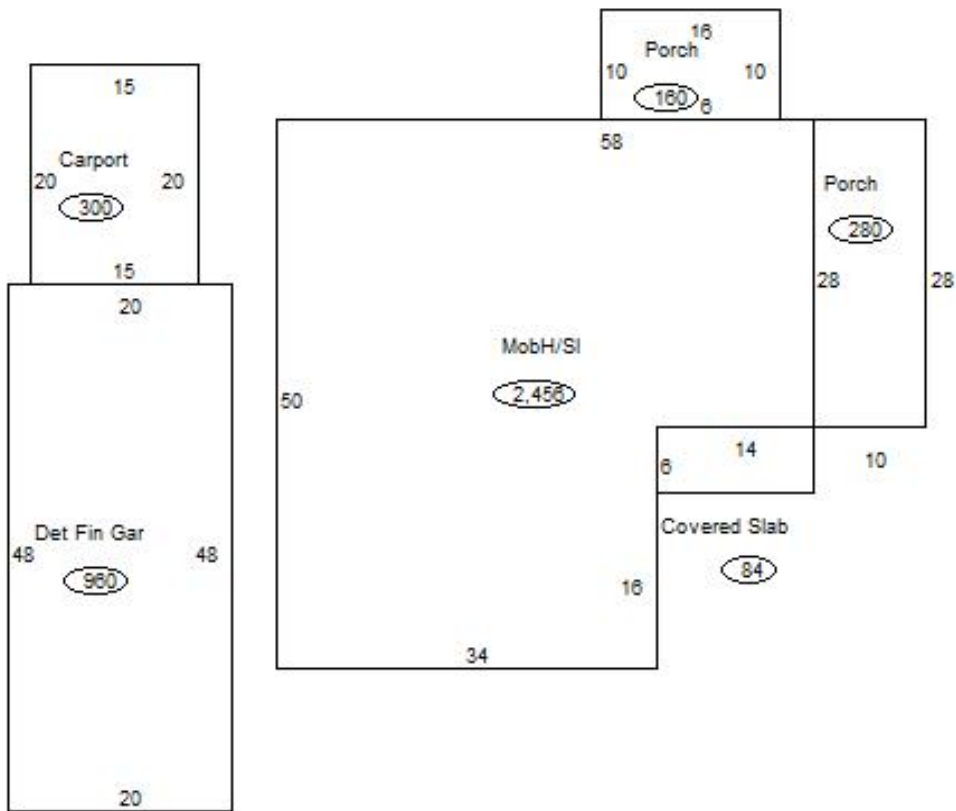
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	20	MobH/Sl	2,456	1.000	2,456
2	G	6		20	Det Fin Gar	960	1.000	960
3	M	CPDT		20	Carport	300	1.000	300
4	M	RSPC		20	Porch	160	1.000	160
5	M	RSPC		20	Porch	280	1.000	280
6	M	PRCH		20	Covered Slab	84	1.000	84
<b>Total Building Area</b>						<b>2,456</b>		<b>2,456</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x6		Composition Roll	144	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (23.67 x 144)	3,408		3,408	341	3,067
	PACN	Paving - Concrete / DRIVEWAY	25x15x0			375	
	Qual	4	Cond 4	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.24 x 375)	1,965		1,965	531	1,434
	UTIL	Utility Building	36x24x10		Formed Metal	864	
	Qual	4	Cond 4	Year 2000	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (33.12 x 864)	28,616		28,616	14,308	14,308
	LNT0	Lean To - Attached / NORTH OF SHED	20x10x6		Formed Metal	200	
	Qual	4	Cond 4	Year 2000	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.74 x 200)	1,748		1,748	1,241	507
	LNT0	Lean To - Attached	20x10x6		Formed Metal	200	
	Qual	4	Cond 4	Year 2000	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.74 x 200)	1,748		1,748	1,241	507
	GZBO	Gazebo	10x10x6		Composition Roll	100	
	Qual	4	Cond 4	Year 2000	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (32.77 x 100)	3,277		3,277	2,163	1,114