



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 300001890 Parcel ID 0000-34-26N-25W-2-001-00 Cadastral ID 0000-26N-25W-34-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13185 KUSIK, RITA SUE HICKMON PO BOX 103 LAVERNE OK 73848-0000 Parcel Location Situs 02206 US HWY 283 Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 34 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-34-26N-25W-2-001-00 07/15/22</p>																								
HOUSE										7/19/2022																			
Legal Description					Building Permits																								
Lat/Long: 36.71090542 -99.90845923 SEC.34-26-25 NW4 BOOK 559 PAGE 510					<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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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					
Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																				
Remove Cap			Land Value	34,918	34,918	12%	4,190	Assessed	10,040	674.59																			
Year Frozen			Improvements	48,746	48,746		5,850	Penalty	0																				
Uncapped Value		0	Mobile Home	0	0		0	Exemption	0	0.00																			
TIF Project ID		0	Total Value	83,664	83,664		10,040	Total Taxable	10,040	675.00																			
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300001890	KUSIK, RITA SUE HICKMON			101	83,664	0	10,040	675.00																				
2024	2024-300001890	KUSIK, RITA SUE HICKMON			101	86,060	0	9,773	650.00																				
2023	2023-300001890	KUSIK, RITA SUE HICKMON			101	79,071	0	9,488	637.00																				
2022	2022-300001890	KUSIK, RITA SUE HICKMON			101	77,497	0	9,299	630.00																				
2021	2021-300001890	KUSIK, RITA SUE HICKMON			101	77,497	0	9,236	638.00																				
2020	2020-300001890	KUSIK, RITA SUE HICKMON			101	77,497	0	8,967	607.00																				
2019	2019-0001890	KUSIK, RITA SUE HICKMON			101	77,497		8,707	520.00																				
2018	2018-0001890	KUSIK, RITA SUE HICKMON			101	77,497		8,452	504.00																				
2017	2017-0001890	KUSIK, RITA SUE HICKMON			101	74,596		8,207	490.00																				
2016	2016-0001890	KUSIK, RITA SUE HICKMON			101	74,596		7,967	475.00																				
2015	2015-0001890	KUSIK, RITA SUE HICKMON			101	73,039		7,736	462.00																				
2014	2014-0001890	KUSIK, RITA SUE HICKMON			101	70,480		7,510	448.00																				
2013	2013-0001890	KUSIK, RITA SUE HICKMON			101	75,898		7,291	435.00																				



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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% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	1,200 Detached Garage - Finished
Remodel	ROOF -
Year/Eff Age	1940 / 86

HOUSE	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	86.84	Total Misc Impr	+ 2,575
Roofing Adj	+ 4.05	Garage Cost	+ 45,594
Subfloor Adj	+ -1.96	Total RCN	= 194,119
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 155,295
Plumbing Adj	+ 4.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,824
Adj Base Cost	= 104.25	Lot Value	+ 5,000
Total Area	x 1,400	Indicated Value	= 43,824
Adjusted Cost	= 145,950	Value Per SqFt	31.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,824		
Lot Value	5,000		
Indicated Value	43,824	31.30	Per SqFt
Agland Value	29,918		
Site Improvements	10,145		
Total Value	83,887	59.92	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	936	8x8		64	40.24	2,575



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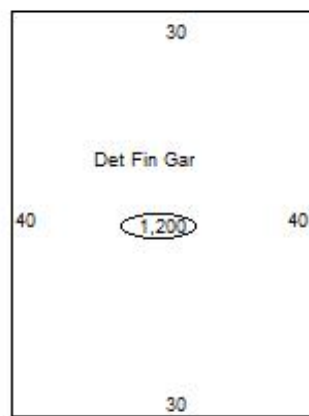
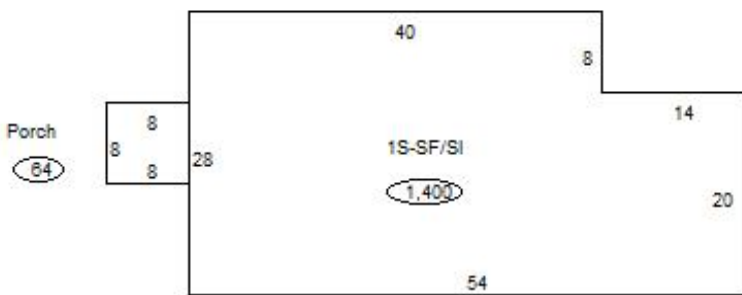
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Sketch Image

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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/Sl	1,400	1.000	1,400
2	M	RSPC		20	Porch	64	1.000	64
3	G	6		20	Det Fin Gar	1,200	1.000	1,200
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 1,000)	1,620		1,620	1,296	324
	UTIL	Utility Building	22x20x16		Galvanized Metal	440	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (26.78 x 440)	11,783		11,783	8,130	3,653
	SHDS	Shed - Small	40x20x12		Galvanized Metal	800	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (13.44 x 800)	10,752		10,752	8,602	2,150
	LOAF	Loafing Shed	40x8x6		Galvanized Metal	320	
	Qual	2	Cond 2	Year 1980	Eff Age 55		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.04 x 320)	1,613		1,613	1,290	323
	LOAF	Loafing Shed	45x16x6		Galvanized Metal	720	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.65 x 720)	4,068		4,068	3,254	814
	SHDS	Yard Shed - Wood / WHITE	12x12x6		Composition Roll	144	
	Qual	1	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (14.85 x 144)	2,138		2,138	1,710	428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	16x12x6		Formed Metal	192
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.75 x 192)		3,216	3,216	2,573	643
	SHDS	Shed - Small	20x20x6		Formed Metal	400
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.58 x 400)		7,432	7,432	5,946	1,486



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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
PA	PRATT BILLOWY	CR	48			15.048	244	244	3,677	3,677
PA	PRATT BILLOWY	NP	48			59.453	154	154	9,132	9,132
QC	QUINLAN-WDWARD 5-12%	NP	14			.021	45	45	1	1
SD	SPUR LOAM	NP	70			64.993	224	224	14,558	14,558
SD	SPUR LOAM	CR	70			.125	356	356	45	45
WA	WOODWARD 1-3%	NP	43			16.125	138	138	2,219	2,219
WA	WOODWARD 1-3%	CR	43			.231	219	219	51	51
WC	WOODWARD-QUINLAN1-3%	NP	32			.417	102	102	43	43
WC	WOODWARD-QUINLAN1-3%	CR	32			.019	163	163	3	3
WD	WOODWARD-QUINLAN3-8%	NP	23			2.568	74	74	189	189
NP Totals						159.000			29,918	29,918
Total Agland						159.000			29,918	29,918