



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	300001894													
Parcel ID	0000-34-26N-25W-3-004-00													
Cadastral ID	0000-26N-25W-34-3-004-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24297													
ALLEN, JOHN R.														
17645 E. 23 RD LAVERNE OK 73484-														
Parcel Location														
Situs	17645 E 23 RD													
Subdivision														
Lot/Block	/	Parcel Size	30 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 8/10/2018														
Legal Description Lat/Long: 36.70180251 -99.89840554														
SEC.34-26-25 E2SE4SW4; NW4SE4SW4 BOOK 754 PAGE 215 BOOK 692 PAGE 97														
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></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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					754/215	BOZARTH, IVAN R.	07/30/2020	70,000	21					
					706/763	MCCLUNG, ROBERT	01/23/2015	50,000	Q					
					615/264	BOZARTH, SANDRA	07/21/2006	53,500	PQ					
					492/628	OAKLEY, LEONA F., ETVIR	01/31/1994	14,000	U					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2021	Land Value	9,326	9,326	12%	1,119	Assessed	8,781	590.00					
Year Frozen		Improvements	70,106	63,853		7,662	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	79,432	73,179		8,781	Total Taxable	8,781	590.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001894	ALLEN, JOHN R.	101	79,432	0	8,525	573.00							
2024	2024-300001894	ALLEN, JOHN R.	101	80,784	0	8,277	551.00							
2023	2023-300001894	ALLEN, JOHN R.	101	75,667	0	8,036	540.00							
2022	2022-300001894	ALLEN, JOHN R.	101	63,522	0	7,622	516.00							
2021	2021-300001894	ALLEN, JOHN R.	101	63,522	0	7,622	526.00							
2020	2020-300001894	BOZARTH, IVAN R.	101	63,522	0	5,819	394.00							
2019	2019-0001894	BOZARTH, IVAN R.	101	47,082		4,649	277.00							
2018	2018-0001894	BOZARTH, IVAN R.	101	69,300		5,365	320.00							
2017	2017-0001894	BOZARTH, IVAN R.	101	66,378		5,180	309.00							
2016	2016-0001894	BOZARTH, IVAN R.	101	50,000		5,000	298.00							
2015	2015-0001894	BOZARTH, IVAN R.	101	43,638		5,236	312.00							
2014	2014-0001894	MCCLUNG, ROBERT	101	47,415		5,689	340.00							
2013	2013-0001894	MCCLUNG, ROBERT	101	45,661		4,478	267.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 2,450.00 = 6,125 Factor Value Adjustments Lot Value 6,125		<p>0000-34-26N-25W-3-004-00</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.7 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1940 / 78

HOUSE	8/10/2018
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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	97.28	Total Misc Impr	+ 9,285
Roofing Adj	+ 6.39	Garage Cost	+ 131,163
Subfloor Adj	+ 0.00	Total RCN	= 98,372
Heat/Cool Adj	+ 2.07	Depreciation (75%)	- 0
Plumbing Adj	+ 7.11	Lump Sums	+ 32,791
Basement Adj	+ 0.00	RCNLD	= 6,125
Adj Base Cost	= 112.85	Lot Value	+ 38,916
Total Area	x 1,080	Indicated Value	= 36.03
Adjusted Cost	= 121,878	Value Per SqFt	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	32,791		
Lot Value	6,125		
Indicated Value	38,916	36.03	Per SqFt
Agland Value	3,201		
Site Improvements	36,764		
Total Value	78,881	73.04	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	947	13x8		104	45.51	4,733
CPDT	Carport - Detached	8562	20x20		400	11.38	4,552



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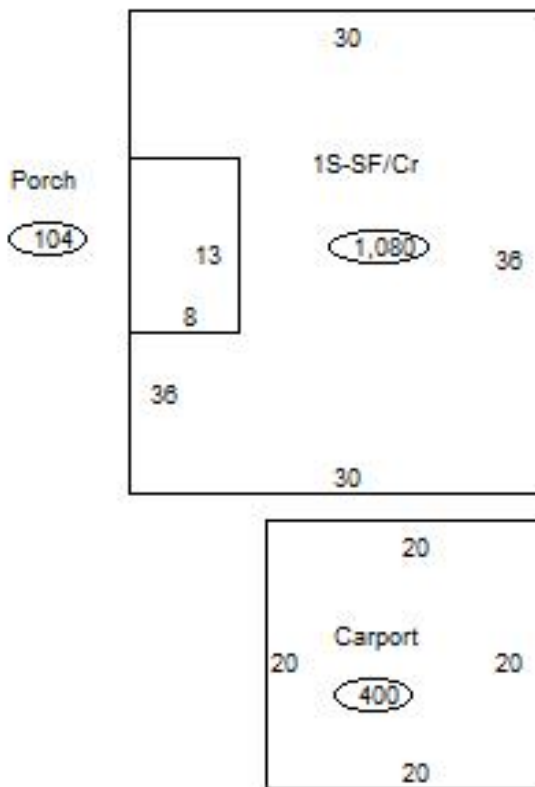
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Sketch Image

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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	1,080	1.000	1,080
2	M	RSPC		20	Porch	104	1.000	104
3	M	CPDT		20	Carport	400	1.000	400
Total Building Area						1,080		1,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	10x10x6		Composition Roll	100	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD	
Base Cost (23.83 x 100)		2,383		2,383	334	2,049	
	UTIL	Utility Building	40x30x12		Galvanized Metal	1,200	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
	Base Cost (24.84 x 1,200)		29,808		29,808	3,279	26,529
	SHDS	Yard Shed - Wood	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD	
Base Cost (18.05 x 360)		6,498		6,498	1,819	4,679	
	CKCP	Chicken Coop	15x10x6		Formed Metal	150	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (5.39 x 150)		809		809	421	388
	ASC	Awning/Shelter/Carport	18x8x6		Galvanized Metal	144	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)		RCNLD
	Base Cost (3.88 x 144)		559		559	212	347
	SHDS	Yard Shed - Metal / WITH AWNING	10x8x6		Galvanized Metal	80	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (24.49 x 80)		1,959		1,959	901	1,058	
	LOAF	Loafing Shed	20x20x6		Galvanized Metal	400	
	Qual	2	Cond 2	Year 2014	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (5.04 x 400)		2,016		2,016	988	1,028



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0000-34-26N-25W-3-004-00</p> <p>08-09-2018</p>	LOAF	Loafing Shed / BACK	15x15x6		Galvanized Metal	225
	Qual	3	Cond 3	Year 2014	Eff Age 12	
			0			
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (5.65 x 225)	1,271		1,271	585
						686



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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
QC	QUINLAN-WDWARD 5-12%	NP	14			.634	45	45	28	28
WB	WOODWARD 3-8%	NP	33			19.554	106	106	2,065	2,065
WB	WOODWARD 3-8%	CR	33			6.042	168	168	1,015	1,015
WD	WOODWARD-QUINLAN3-8%	NP	23			1.270	74	74	93	93
NP Totals						27.500			3,201	3,201
Total Agland						27.500			3,201	3,201