




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	300001896				 <p>MOBILE HOME 7/19/2022</p>									
Parcel ID	0000-34-26N-25W-4-001-00													
Cadastral ID	0000-26N-25W-34-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13189													
STINSON, JIMMY LEE														
2255 N 177 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	00225 N 177 RD													
Subdivision														
Lot/Block	/	Parcel Size	26.62 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.75724413 -99.94976089														
SEC.34-26-25 28.2 A TRACT LYING IN N2N2SE4														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	STINSON, JIMMY LEE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	9,929	9,929	12%	1,191	Assessed	10,509	706.10					
Year Frozen		Improvements	35,693	14,725		1,767	Penalty	0						
Uncapped Value	0	Mobile Home	73,160	62,922		7,551	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	118,782	87,576		10,509	Total Taxable	9,509	639.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001896	STINSON, JIMMY LEE	101	118,782	1000	9,202	618.00							
2024	2024-300001896	STINSON, JIMMY LEE	101	124,564	1000	8,906	592.00							
2023	2023-300001896	STINSON, JIMMY LEE	101	102,446	1000	8,617	579.00							
2022	2022-300001896	STINSON, JIMMY LEE	101	89,461	1000	8,338	564.00							
2021	2021-300001896	STINSON, JIMMY LEE	101	75,545	1000	8,066	557.00							
2020	2020-300001896	STINSON, JIMMY LEE	101	75,545	1000	8,066	546.00							
2019	2019-0001896	STINSON, JIMMY LEE	101	78,849		8,462	505.00							
2018	2018-0001896	STINSON, JIMMY LEE	101	82,244		8,869	529.00							
2017	2017-0001896	STINSON, JIMMY LEE	101	82,496		8,899	531.00							
2016	2016-0001896	STINSON, JIMMY LEE	101	94,706		9,062	541.00							
2015	2015-0001896	STINSON, JIMMY LEE	101	81,401		8,769	523.00							
2014	2014-0001896	STINSON, JIMMY LEE	101	85,154		9,218	550.00							
2013	2013-0001896	STINSON, JIMMY LEE	101	88,262		8,982	536.00							




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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		 <p>MOBILE HOME 7/19/2022</p>

Residential Data	
Type	6 Mobile Home 87 x 15
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,289 / 2,289
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,289
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	2003 / 16

MOBILE HOME 7/19/2022

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	45.28	Total Misc Impr	+ 12,097
Roofing Adj	+ 2.04	Garage Cost	+ 25,038
Subfloor Adj	+ 0.00	Total RCN	= 158,223
Heat/Cool Adj	+ 1.62	Depreciation (47%)	- 74,365
Plumbing Adj	+ 3.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 83,858
Adj Base Cost	= 52.90	Lot Value	+ 5,000
Total Area	x 2,289	Indicated Value	= 88,858
Adjusted Cost	= 121,088	Value Per SqFt	38.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,858		
Lot Value	5,000		
Indicated Value	88,858	38.82	Per SqFt
Agland Value	4,929		
Site Improvements	21,939		
Total Value	115,726	50.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	949	20x10		200	23.79		4,758
PATC	Patio - Covered	7889	26x22		572	12.83		7,339



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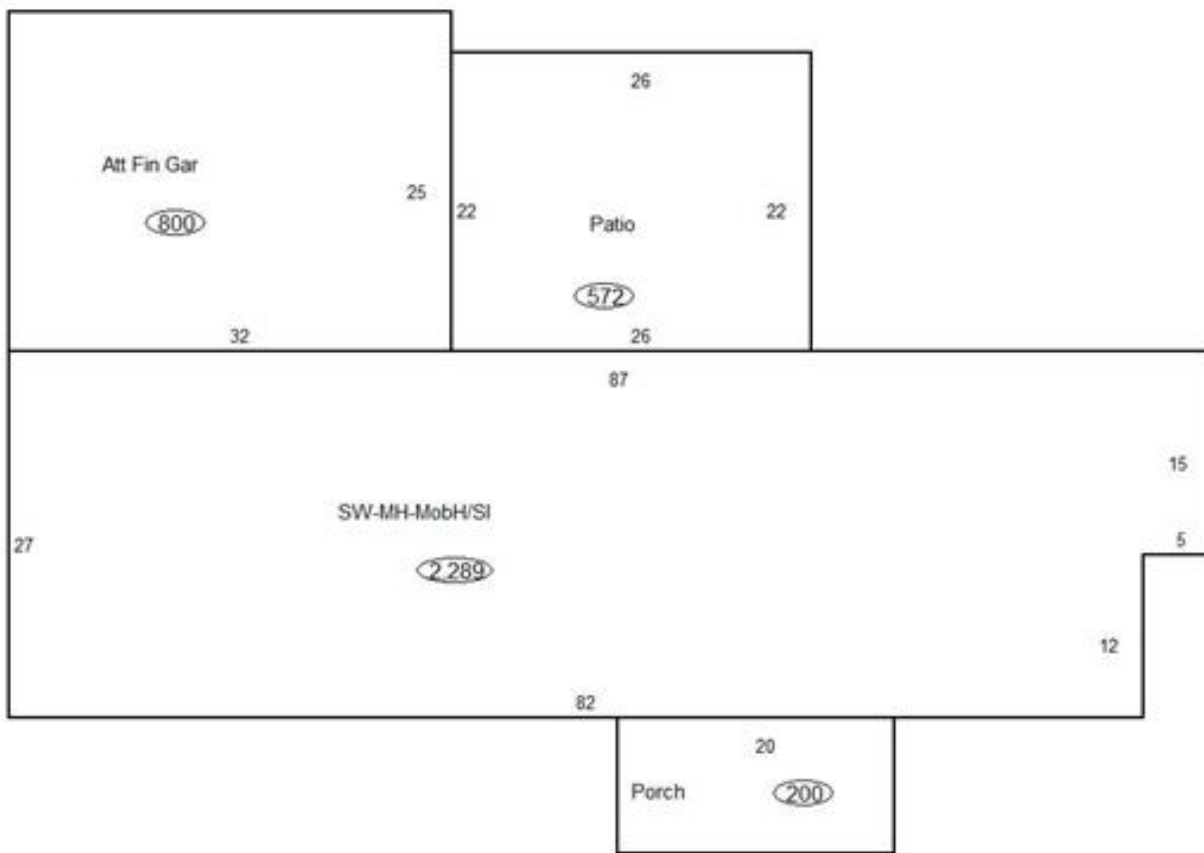
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	800	1.000	800
2	M	RSPC		10	Porch	200	1.000	200
3	M	PATC		10	Patio	572	1.000	572
4	R	13	Slab	10	SW-MH-MobH/SI	2,289	1.000	2,289
Total Building Area						2,289		2,289



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	17x10x0			170
Qual	3	Cond 3	Year 2014	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (7.68 x 170)		1,306		1,306	679	627
	ASC	Awing/Shelter/Carport 2	20x15x0			300
Qual	3	Cond 3	Year 2014	Eff Age 9		
Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
Base Cost (3.88 x 300)		1,164		1,164	442	722
	SHDS	Shed, Metal	18x10x0			180
Qual	3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (21.01 x 180)		3,782		3,782	3,026	756
	UTIL	Shed, Metal	110x20x0			2,200
Qual	3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (23.40 x 2,200)		51,480		51,480	35,521	15,959
	SHDS	Shed, Metal	43x17x0			731
Qual	3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (17.31 x 731)		12,654		12,654	10,123	2,531
	LNT0	Ag. Lean-To	90x5x0			450
Qual	3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.47 x 450)		3,362		3,362	2,690	672
	LNT0	Ag. Lean-To	90x5x0			450
Qual	3	Cond 3	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.47 x 450)		3,362		3,362	2,690	672



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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
MF	MANSKER-POTTER3-5%	CR	25			3.451	127	127	439	439
MF	MANSKER-POTTER3-5%	NP	25			.947	80	80	76	76
PA	PRATT BILLOWY	NP	48			7.487	154	154	1,150	1,150
PA	PRATT BILLOWY	CR	48			12.098	244	244	2,956	2,956
PC	PRATT LOAMY BILLOWY	CR	37			1.637	188	188	308	308
CR Totals						25.620			4,929	4,929
Total Agland						25.620			4,929	4,929