



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 300001897 Parcel ID 0000-34-26N-25W-4-002-00 Cadastral ID 0000-26N-25W-34-4-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13190 STINSON, CHRIS ARTHUR & PRICE LEON STINSON PO BOX 696 LAVERNE OK 73848-0000 Parcel Location Situs 03426 E 23 RD Subdivision Lot/Block / Parcel Size 126.81 - Acres Sec/Twn/Rng 34 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
ATTACHED GARAGE 7/22/2022																																																																																																																									
Legal Description Lat/Long: 36.72291776 -99.96509786 SEC.34-26-25 SE4 LESS TRACT IN N2N2SE4; LESS 1.0206 A.IN SE4; LESS .991 A. IN S2, 126.8148 ACRES					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																																																																																																											
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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	0		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	-		
Method	-		
Base Lot Value	-		
Factor Value	-	0000-34-26N-25W-4-003-00 07/15/22	
Adjustments	-	ATTACHED GARAGE 7/22/2022	
Lot Value	-	GRM Approach	
Residential Data		GRM Code	
Type	-	Gross Rent	
Condition	-	Indicated Value	
Quality	-	Multiple Regression	
Architecture	-	MRA Code	
Style	-	Adjusted R	
Exterior Wall	-	Indicated Value	
Base/Total Area /	-	Direct Comparables	
Style	-	Selection Model DEFAULT DEFAULT SELECTION MODEL	
HVAC	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE	
Roof Cover	-	Comparables	
Area on Slab	-	Indicated Value	
Fixture/RghIn /	-	Value Reconciliation	
Bed/F/H Bath / /	-	Selected Approach Cost Approach	
Basement Area	-	Improvements	
Garage Type	-	Lot Value	
Remodel	-	Indicated Value 0.00 Per SqFt	
Year/Eff Age /	-	Aglnd Value 15,882	
Cost Approach		Site Improvements 1,755	
Manual :		Total Value 17,637 0.00 Total Value Per SqFt	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached / OLD HOUSE	32x8x6		Galvanized Metal	256	
	Qual	1	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.56 x 256)		1,423		1,423	1,138	285
	SHDS	Shed - Small	32x12x8		Composition Roll	384	
	Qual	1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (12.21 x 384)		4,689		4,689	3,751	938
	SHDS	Yard Shed - Wood / OLD GARAGE	14x14x6		Galvanized Metal	196	
	Qual	1	Cond 1	Year 1935	Eff Age 127		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (13.57 x 196)		2,660		2,660	2,128	532



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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			48.890	127	127	6,221	6,221
MF	MANSKER-POTTER3-5%	NP	25			20.328	80	80	1,626	1,626
PA	PRATT BILLOWY	NP	48			12.679	154	154	1,947	1,947
PA	PRATT BILLOWY	CR	48			.605	244	244	148	148
PC	PRATT LOAMY BILLOWY	NP	37			2.556	118	118	303	303
PC	PRATT LOAMY BILLOWY	CR	37			14.940	188	188	2,814	2,814
QC	QUINLAN-WDWARD 5-12%	CR	14			2.314	71	71	165	165
WB	WOODWARD 3-8%	NP	33			22.874	106	106	2,415	2,415
WB	WOODWARD 3-8%	CR	33			1.054	168	168	177	177
WD	WOODWARD-QUINLAN3-8%	CR	23			.551	117	117	65	65
WD	WOODWARD-QUINLAN3-8%	NP	23			.019	74	74	1	1
NP Totals						126.810			15,882	15,882
Total Agland						126.810			15,882	15,882