



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	300001906																												
Parcel ID	0000-35-26N-25W-4-002-00																												
Cadastral ID	0000-26N-25W-35-4-002-00																												
Property Type	REAL - Real Property																												
Property Class	RR	VI Area	4																										
Tax Area	101 - 1R-LAVERNE																												
Name ID	25221																												
PENQUITE, JENNIFER																													
RR 2 BOX 323 LAVERNE OK 73848-																													
Parcel Location																													
Situs	17744 23 RD E																												
Subdivision																													
Lot/Block	/	Parcel Size	7.32 - Acres																										
Sec/Twn/Rng	35 / 26 / 25 / 4																												
Neighborhood	1000 - COUNTY																												
School District	1-LAVERN - 1-LAVERNE																												
Legal Description Lat/Long: 36.64981948 -99.91385528																													
SEC.35-26-25 7.32 ACRE TRACT IN SE4 BOOK 771 PAGE 65																													
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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Exemptions																													
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/	OHAIR, MATTHEW L. AND																												
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap		Land Value	9,740	9,740	12%	1,169	Assessed	9,618 646.23																					
Year Frozen		Improvements	11,730	11,730		1,408	Penalty	0																					
Uncapped Value	0	Mobile Home	58,678	58,678		7,041	Exemption	1,000 -67.00																					
TIF Project ID	0	Total Value	80,148	80,148		9,618	Total Taxable	8,618 579.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300001906	PENQUITE, JENNIFER	101	80,148	1000	8,618	579.00																						
2024	2024-300001906	PENQUITE, JENNIFER	101	83,414	1000	8,449	562.00																						
2023	2023-300001906	PENQUITE, JENNIFER	101	76,450	1000	8,174	549.00																						
2022	2022-300001906	OHAIR, JENNIFER ROSE	101	81,313	1000	8,758	593.00																						
2021	2021-300001906	OHAIR, MATTHEW L. AND	101	81,313	1000	8,758	605.00																						
2020	2020-300001906	OHAIR, MATTHEW L. AND	101	81,313	1000	8,758	593.00																						
2019	2019-0001906	OHAIR, MATTHEW L. AND	101	82,664		8,642	516.00																						
2018	2018-0001906	OHAIR, MATTHEW L. AND	101	10,186		917	55.00																						
2017	2017-0001906	OHAIR, GARY P. AND	101	15,186		1,327	79.00																						
2016	2016-0001906	OHAIR, GARY P. AND	101	16,926		1,288	77.00																						
2015	2015-0001906	OHAIR, GARY P. AND	101	15,444		1,251	75.00																						
2014	2014-0001906	OHAIR, GARY P. AND	101	15,444		1,215	73.00																						
2013	2013-0001906	OHAIR, GARY P. AND	101	9,829		1,180	70.00																						



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Lot Data	Acre - HomeSite and Tracts	Primary Image
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Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	7.32
Topography	
Street Access	
Utilities	
Amenities	
Method	Acre
Base Lot Value	7.32 x 1,330.60 = 9,740
Factor Value	
Adjustments	
Lot Value	9,740



Residential Data	
Type	6 Mobile Home 75 x 20
Condition	4 - Good
Quality	4 - Good
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,500 / 1,500
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 21

HOUSE 7/19/2022

Cost Approach		Manual :	
Base Cost	58.33	Total Misc Impr	+ 12,680
Roofing Adj	+ 3.13	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 122,645
Heat/Cool Adj	+ 3.43	Depreciation (54%)	- 66,228
Plumbing Adj	+ 8.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,417
Adj Base Cost	= 73.31	Lot Value	+ 9,740
Total Area	x 1,500	Indicated Value	= 66,157
Adjusted Cost	= 109,965	Value Per SqFt	44.10

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		

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	56,417	
Lot Value	9,740	
Indicated Value	66,157	44.10 Per SqFt
Agland Value		
Site Improvements	11,300	
Total Value	77,457	51.64 Total Value Per SqFt

Miscellaneous Improvements							
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Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8569	40x10		400	31.70		12,680



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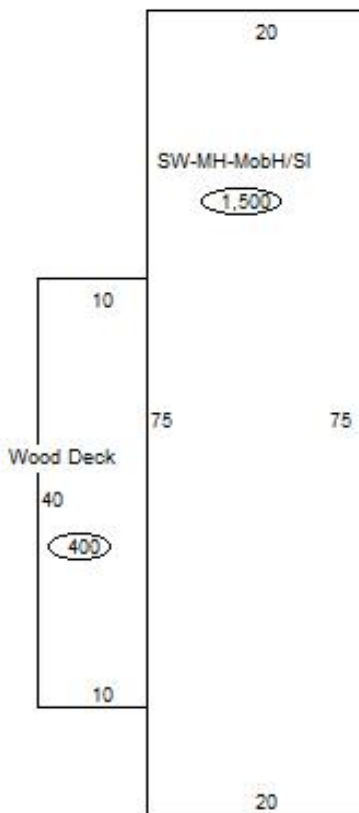
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Sketch Image

300001906



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,500	1.000	1,500
2	M	WODC		20	Wood Deck	400	1.000	400
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shipping/Storage Container	40x8x6		Formed Metal	320		
	Qual	3	Cond	3	Year	2015	Eff Age	11
			0					
	Valuation Summary		Modifier Total		RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (19.46 x 320)		6,227			6,227	2,740	3,487	
	SHDS	Shipping/Storage Container	40x8x6		Formed Metal	320		
	Qual	3	Cond	3	Year	2015	Eff Age	11
			0					
	Valuation Summary		Modifier Total		RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (19.46 x 320)		6,227			6,227	2,740	3,487	
	ASC	Awning/Shelter/Carport	20x22x6		Galvanized Metal	440		
	Qual	3	Cond	3	Year	2015	Eff Age	8
			0					
	Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (3.88 x 440)		1,707			1,707	563	1,144	
	CPDT	Carport - Detached	25x30x6		Galvanized Metal	750		
	Qual	3	Cond	3	Year	2010	Eff Age	16
			0					
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD	
Base Cost (7.94 x 750)		5,955			5,955	3,573	2,382	
	CKCP	Chicken Coop	25x15x6		Galvanized Metal	375		
	Qual	3	Cond	3	Year	2010	Eff Age	16
			0					
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD	
Base Cost (5.33 x 375)		1,999			1,999	1,199	800	