



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001924 <b>Parcel ID</b> 0000-09-26N-26W-1-001-00 <b>Cadastral ID</b> 0000-26N-26W-09-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 12557 RIGGS, RANDAL A. & JERI K. RIGGS  167150 EW 18 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 01850 N 168 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 172 - Acres <b>Sec/Twn/Rng</b> 9 / 26 / 26 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>HOUSE 7/19/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.74672368 -99.90285618 SEC. 9-26-26 LOT 1-2-3-4 BOOK 795 PAGE 278 (TERM LE) ELMA B. RIGGS DECEASED																																																																																																																									
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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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,983 / 1,983
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	240 Total, 240 Partition
Garage Type	480 Detached Garage - Finished
Remodel	
Year/Eff Age	1960 / 79

HOUSE	7/19/2022
-------	-----------

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	74.31	Total Misc Impr	+ 3,292
Roofing Adj	+ 3.04	Garage Cost	+ 12,497
Subfloor Adj	+ 1.77	Total RCN	= 209,270
Heat/Cool Adj	+ 8.78	Depreciation ( 80%)	- 167,416
Plumbing Adj	+ 4.03	Lump Sums	+ 0
Basement Adj	+ 5.64	RCNLD	= 41,854
Adj Base Cost	= 97.57	Lot Value	+ 5,000
Total Area	x 1,983	Indicated Value	= 46,854
Adjusted Cost	= 193,481	Value Per SqFt	23.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,854		
Lot Value	5,000		
Indicated Value	46,854	23.63	Per SqFt
Agland Value	16,912		
Site Improvements	54,333		
Total Value	118,099	59.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	958	24x14		336	8.63		2,900
PATO	Slab Porch - Open	959	7x3		21	8.72		183
PATO	Slab Porch - Open	960	6x4		24	8.72		209



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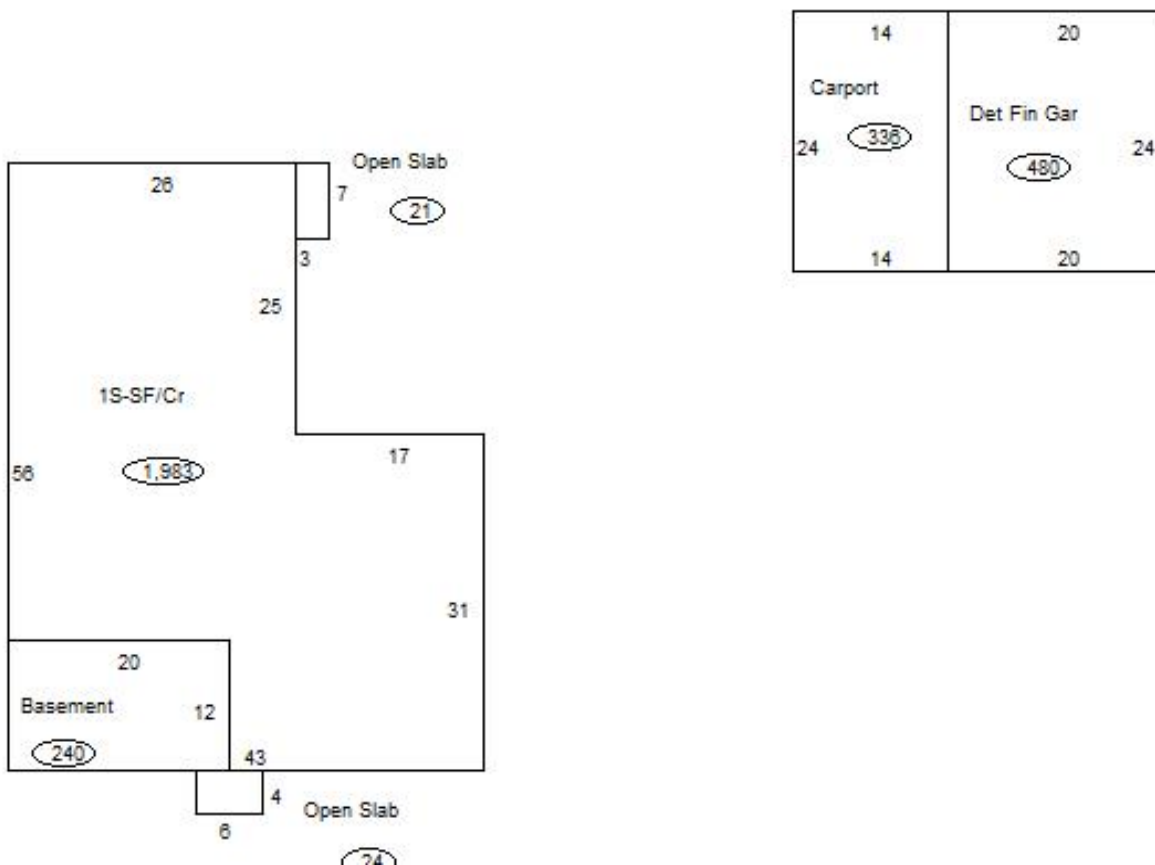
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### Sketch Image

300001924



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,983	1.000	1,983
2	G	6		20	Det Fin Gar	480	1.000	480
3	M	CPDT		20	Carport	336	1.000	336
4	M	PATO		20	Open Slab	21	1.000	21
5	M	PATO		20	Open Slab	24	1.000	24
6	B	1		20	Basement	240	1.000	240
<b>Total Building Area</b>						1,983		1,983



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x20x6		Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.85 x 400)		7,140		7,140	4,998
	PATO	Patio - Open	22x20x0			440
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.33 x 440)		3,225		3,225	2,322
	SHDS	Yard Shed - Metal	8x14x6		Formed Metal	112
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.43 x 112)		2,624		2,624	2,099
	UTIL	Equipment Shed	32x40x12		Formed Metal	1,280
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 1,280)		33,574		33,574	20,816
	HAYS	HAY Open Hay Shed	72x72x14		Galvanized Metal	5,184
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.77 x 5,184)		35,096		35,096	26,673
	UTIL	Equipment Shed	40x35x10		Formed Metal	1,400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.33 x 1,400)		35,462		35,462	21,986
	SHDS	Shipping/Storage Container	45x8x6		Formed Metal	360
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.24 x 360)		6,926		6,926	5,541



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 2-1000 BU GR BN	0x0x0			2,000	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.62 x 2,000)	3,240		3,240	2,592	648
	UTIL	Equipment Shed	45x35x12		Galvanized Metal	1,575	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.33 x 1,575)	36,745		36,745	23,884	12,861
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.95 x 120)	2,754		2,754	2,203	551
	PACN	Paving - Concrete / NORTH SIDEWALK	30x4x0			120	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.78 x 120)	814		814	651	163
	PACN	Paving - Concrete / EAST SIDEWALK	20x4x0			80	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.35 x 80)	588		588	470	118
	PACN	Paving - Concrete / SOUTH SIDEWALK	114x4x0			456	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.17 x 456)	1,902		1,902	1,522	380



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<b>Residential Data</b>							
Type	1 Single Family Residence						
Condition	2 - Fair						
Quality	2 - Fair						
Architecture	TRAD TRADITIONAL						
Style	100% One Story						
Exterior Wall	100% Frame, Stucco						
Base/Total Area	684 / 684			<b>GRM Approach</b>			
Style	100% One Story			GRM Code			
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour			Gross Rent			
Roof Cover	1 Composition Shingle			Indicated Value			
Area on Slab	0			<b>Multiple Regression</b>			
Fixture/RghIn	5 /			MRA Code			
Bed/F/H Bath	1 / 1.0 /			Adusted R			
Basement Area				Indicated Value			
Garage Type				<b>Direct Comparables</b>			
Remodel				Selection Model			
Year/Eff Age	1940 / 103			DEFAULT DEFAULT SELECTION MODEL			
<b>Cost Approach</b>		<b>Manual :</b>		Adjustment Model			
Base Cost	91.47	Total Misc Impr	+ 209	DEFAULT DEFAULT ADJUSTMENTS TABLE			
Roofing Adj	+ 4.04	Garage Cost	+ 209	Comparables			
Subfloor Adj	+ 2.36	Total RCN	= 73,308	Indicated Value			
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 58,646	<b>Value Reconciliation</b>			
Plumbing Adj	+ 7.60	Lump Sums	+ 0	Selected Approach Cost Approach			
Basement Adj	+ 0.00	RCNLD	= 14,662	Improvements 14,662			
Adj Base Cost	= 106.87	Lot Value	+ 14,662	Lot Value 14,662 21.44 Per SqFt			
Total Area	x 684	Indicated Value	= 14,662	Agland Value			
Adjusted Cost	= 73,099	Value Per SqFt	21.44	Site Improvements 216			
				Total Value 14,878 21.75 Total Value Per SqFt			

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	8570	6x4		24	8.72		209



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

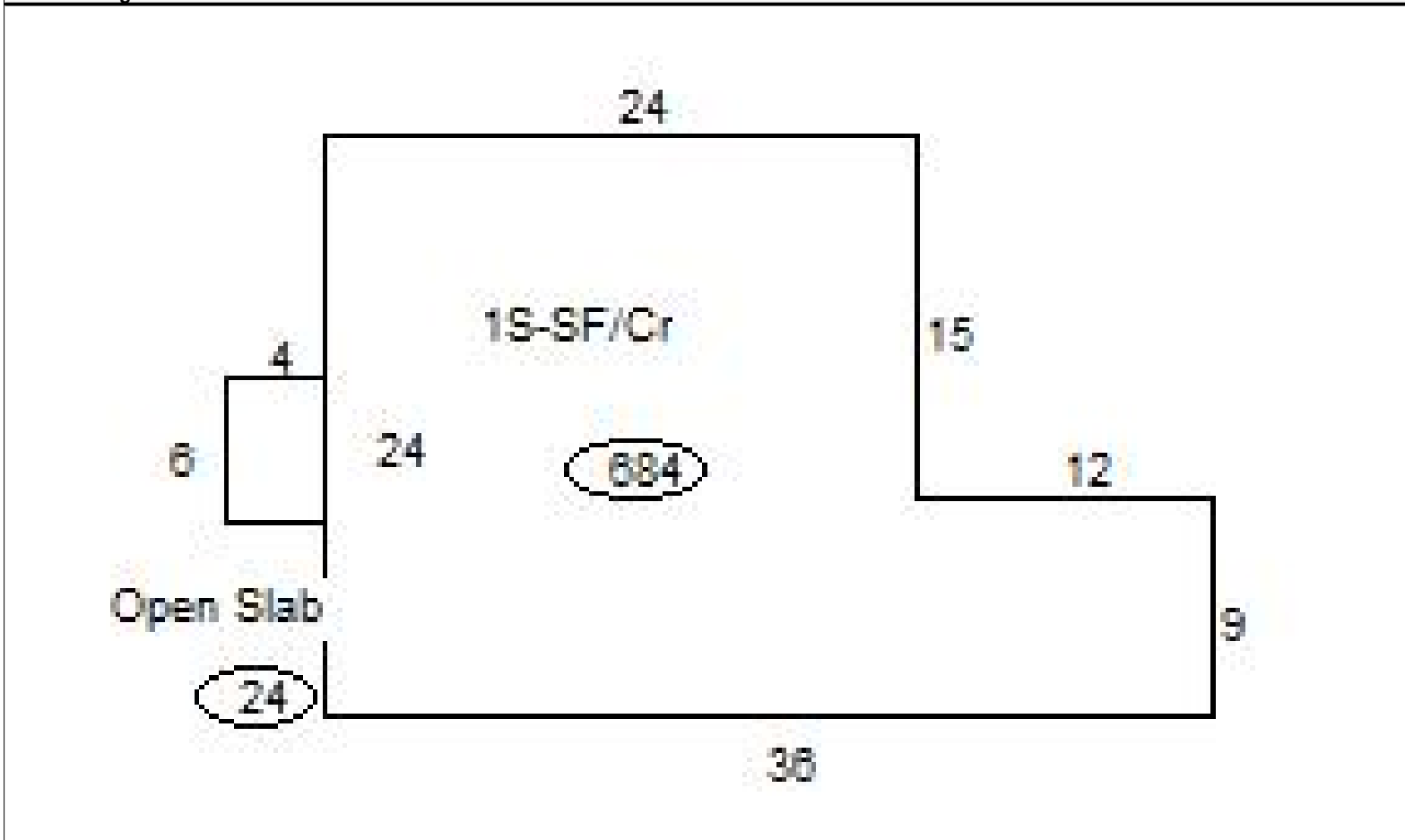
Date 02/06/2026

Time 06:18:09

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Sketch Image

300001924



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	684	1.000	684
2	M	PATO		20	Open Slab	24	1.000	24
<b>Total Building Area</b>						684		684



# Harper

## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SOUTH SIDEWALK	15x5x0			75
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	1940	86		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.43 x 75)		557		557	446

	PACN	Paving - Concrete / WEST SIDEWALK	14x5x0			70
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	1940	86		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.50 x 70)		525		525	420



# Harper

## Assessment Property Record Card for Tax Year 2026

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### Agland Inventory

300001924

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
ME	MANSKER LOAM 3-5%	NP	31			.159	99	99	16	16
ME	MANSKER LOAM 3-5%	CR	31			5.603	158	158	884	884
MG	MANSKER-POTTER 5-20%	NP	15			.090	48	48	4	4
MG	MANSKER-POTTER 5-20%	CR	15			33.604	76	76	2,566	2,566
PC	PRATT LOAMY BILLOWY	CR	37			14.717	188	188	2,772	2,772
PC	PRATT LOAMY BILLOWY	NP	37			3.820	118	118	452	452
PD	PRATT LOAMY HUMMOCKY	NP	31			3.446	99	99	342	342
PD	PRATT LOAMY HUMMOCKY	CR	31			36.298	158	158	5,727	5,727
TD	TIVOLI FINE SAND	CR	13			44.786	66	66	2,964	2,964
TD	TIVOLI FINE SAND	NP	13			28.477	42	42	1,185	1,185
<b>NP Totals</b>						171.000			16,912	16,912
<b>Total Agland</b>						171.000			16,912	16,912