



# 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> 300001977 <b>Parcel ID</b> 0000-25-26N-26W-1-001-00 <b>Cadastral ID</b> 0000-26N-26W-25-1-001-00 <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> 13218 EVANS, KARL DEAN REV. TRUST (1/2) AND ALOISIA EVANS REV. TRUST (1/2)  2415 SHERWOOD COURT WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> 2526N26W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 25 / 26 / 26 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>0000-25-26N-26W-1-001-00</p> <p>f:\pictures\0000-25-26N-26W-1-001-00-001-000-001.jpg 10/21/2014</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.67076774 -99.86362655 SEC. 25-26-26 N2N2 KARL DEAN EVANS REV. TR. 1/2 INT; ALOISIA EVANS REV TR 1/2 INT-BOOK 555 PG 61																																																																																																																									
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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>0000-25-26N-26W-1-001-00</p>

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	264 Carport - Gable Roof
Remodel	
Year/Eff Age	1938 / 123

f:\pictures\0000-25-26N-26W-1-001-00-001-000-001.jpg 10/21/2014

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	65.92	Total Misc Impr	+ 3,985
Roofing Adj	+ 3.80	Garage Cost	+ 1,245
Subfloor Adj	+ 1.96	Total RCN	= 104,581
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 83,665
Plumbing Adj	+ 3.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,916
Adj Base Cost	= 76.66	Lot Value	+ 5,000
Total Area	x 1,296	Indicated Value	= 25,916
Adjusted Cost	= 99,351	Value Per SqFt	20.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	20,916		
Lot Value	5,000		
Indicated Value	25,916	20.00	Per SqFt
Agland Value	26,032		
Site Improvements	20,303		
Total Value	72,251	55.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	988	98		98	40.66		3,985



Harper

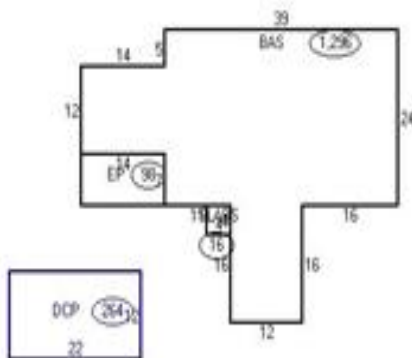
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Sketch Image

300001977



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	BAS	1		1
2	M	EPSW		20	EP	98		98
3	G	3		20	DCP	264		264
<b>Total Building Area</b>						1		1



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	BAD SHAPE/BEING USED	8x16x0			128
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.38 x 128)		2,865		2,865	2,292	573
SHDS		BAD SHAPE/BEING USED TIN SHED	12x22x0			264
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (19.20 x 264)		5,069		5,069	4,055	1,014
SHDS		Shed, Metal TIN SHED	36x40x0			1,440
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.31 x 1,440)		24,926		24,926	19,941	4,985
HAYS		Open Face Shed TIN SHED	12x24x0			288
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.12 x 288)		2,627		2,627	2,102	525
GBST		Grain Bin 2-1000 BU GR BN	0x0x0			2,000
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<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
GBST		Grain Bin 1000 BU GR BN	0x0x0			1,000
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<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 1,000)		1,620		1,620	1,296	324
SHDS		Shed, Wood TIN SHED	21.2x32x0			678
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.31 x 678)		11,743		11,743	9,394	2,349



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood TIN SHED	20x32x0			640
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (17.31 x 640)		11,078	11,078	8,862	2,216	
	HAYS	HAY Open Hay Shed	0x0x0			1,403
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.57 x 1,403)		10,621	10,621	8,497	2,124	
	HAYS	Open Face Shed STONE SHED	30.2x32x0			966
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.14 x 966)		7,866	7,866	6,293	1,573	
	SHDS	BAD SHAPE/BEING USED LEAN TO	14x20x0			280
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (18.82 x 280)		5,270	5,270	4,216	1,054	
	HAYS	HAY Open Hay Shed	30x31x0			930
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.19 x 930)		7,617	7,617	6,094	1,523	
	SHDS	Shed, Wood GARAGE	15x26x0			390
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (17.89 x 390)		6,977	6,977	5,582	1,395	



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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
OA	OTERO LOAMY SAND	CR	15			31.381	76	76	2,396	2,396
OA	OTERO LOAMY SAND	NP	15			.247	48	48	12	12
PA	PRATT BILLOWY	NP	48			14.090	154	154	2,164	2,164
PA	PRATT BILLOWY	CR	48			40.428	244	244	9,877	9,877
PB	PRATT HUMMOCKY	NP	40			21.172	128	128	2,710	2,710
PB	PRATT HUMMOCKY	CR	40			33.208	204	204	6,761	6,761
QC	QUINLAN-WDWARD 5-12%	NP	14			.148	45	45	7	7
QC	QUINLAN-WDWARD 5-12%	CR	14			10.034	71	71	715	715
WB	WOODWARD 3-8%	NP	33			.055	106	106	6	6
WB	WOODWARD 3-8%	CR	33			8.238	168	168	1,384	1,384
<b>CR Totals</b>						159.000			26,032	26,032
<b>Total Agland</b>						159.000			26,032	26,032