



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:28:18
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Assessment Data					Primary Image																																																																																																																				
Account 300002651 Parcel ID 0000-06-27N-24W-1-002-00 Cadastral ID 0000-27N-24W-06-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13496 GREEN, JOE AND MONA GREEN 17970 E 11 RD ROSSTON OK 73855-0000 Parcel Location Situs 17970 E 11 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 6 / 27 / 24 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
HOUSE 7/15/2025																																																																																																																									
Legal Description Lat/Long: 36.86641437 -99.70137979 SEC. 6-27-24 LOTS 2-3; SW4NE4; SE4NW4 BOOK 619 PAGE 040					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	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	6 Mobile Home 70 x 37
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,561 / 2,561
Style	100% Double Wide
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	
Garage Type	
Remodel	
Year/Eff Age	2008 / 16

HOUSE	7/15/2025
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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	47.21	Total Misc Impr	+ 11,583
Roofing Adj	+ 2.37	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 153,847
Heat/Cool Adj	+ 1.73	Depreciation (38%)	- 58,462
Plumbing Adj	+ 4.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 95,385
Adj Base Cost	= 55.55	Lot Value	+ 5,000
Total Area	x 2,561	Indicated Value	= 100,385
Adjusted Cost	= 142,264	Value Per SqFt	39.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,385		
Lot Value	5,000		
Indicated Value	100,385	39.20	Per SqFt
Agland Value	26,805		
Site Improvements	21,141		
Total Value	148,331	57.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	1391	448	2017	448	16.29		7,298
WODC	Wood Deck - Covered	8094	93	2017	93	46.08		4,285



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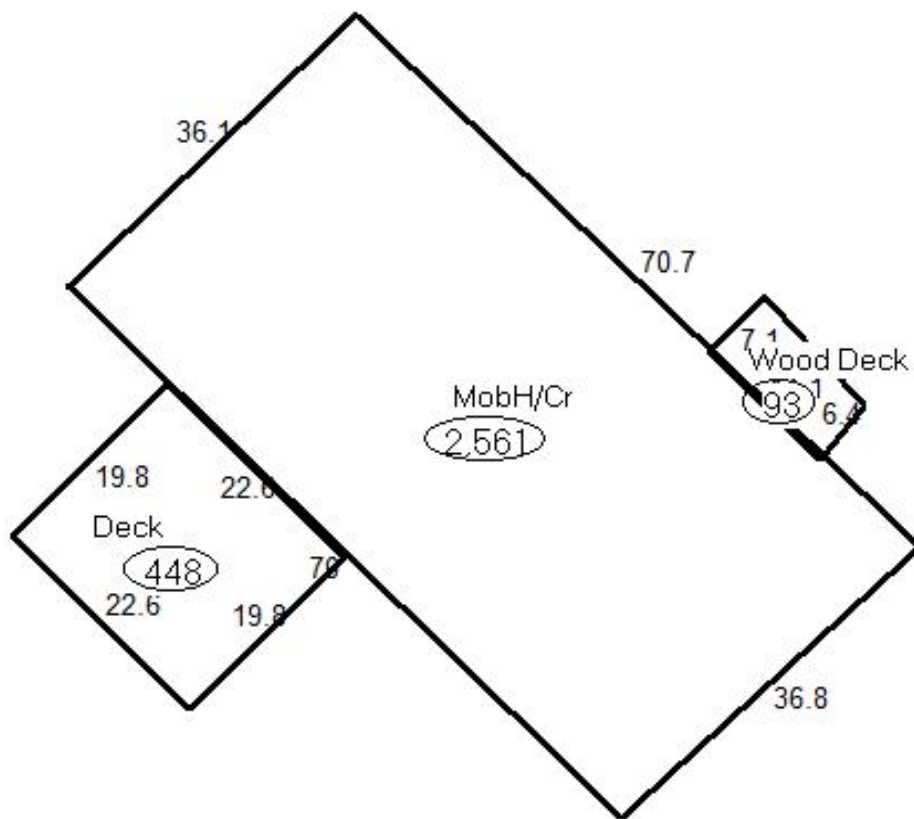
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Sketch Image

300002651



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,561	1.000	2,561
2	M	WODO		20	Deck	448	1.000	448
3	M	WODC		20	Wood Deck	93	1.000	93
Total Building Area						2,561		2,561



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160	
	Qual	4	Cond 4	Year 2018	Eff Age 6		
				0			
				0			
			0				
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (24.18 x 160)		3,869		3,869	1,083	2,786
	UTIL	Utility Building	50x35x14	Concrete	Galvanized Metal	1,750	
	Qual	3.75	Cond 3.5	Year 1980	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD	
	Base Cost (25.89 x 1,750)		45,308		45,308	29,903	15,405
	LNT0	Lean To - Attached / EQUIPMENT SHED	50x14x8	Dirt	Galvanized Metal	700	
	Qual	4	Cond 4	Year 1980	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.15 x 700)		5,005		5,005	4,004	1,001
	SHDS	Shed - Small	30x18x10	Base	Galvanized Metal	540	
	Qual	4	Cond 4	Year 1980	Eff Age 37		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (18.05 x 540)		9,747		9,747	7,798	1,949
	BNV	Grain Bin 1000 BU GR BN NO ROOF/VALUE	0x0x0				
	Qual		Cond	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x)						



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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
MD	MANSKER LOAM 1-3%	NP	39			7.788	125	125	972	972
MD	MANSKER LOAM 1-3%	CR	39			70.581	199	199	14,011	14,011
ME	MANSKER LOAM 3-5%	CR	31			5.975	158	158	943	943
ME	MANSKER LOAM 3-5%	NP	31			3.502	99	99	347	347
MF	MANSKER-POTTER3-5%	NP	25			2.604	80	80	208	208
MF	MANSKER-POTTER3-5%	CR	25			5.409	127	127	688	688
MG	MANSKER-POTTER 5-20%	NP	15			8.488	48	48	407	407
MG	MANSKER-POTTER 5-20%	CR	15			21.316	76	76	1,627	1,627
PA	PRATT BILLOWY	CR	48			27.701	244	244	6,768	6,768
PA	PRATT BILLOWY	NP	48			.289	154	154	44	44
PB	PRATT HUMMOCKY	NP	40			3.946	128	128	505	505
PB	PRATT HUMMOCKY	CR	40			1.401	204	204	285	285
CR Totals						159.000			26,805	26,805
Total Agland						159.000			26,805	26,805