



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 300002788 Parcel ID 0000-01-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-01-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 25772 SHAFFER, JAMES E. LIVING TRUST, U/A (THE) JAMES ERIC SHAFFER-TRUSTEE P O BOX 617 LAVERNE OK 73848- Parcel Location Situs 127N25W11 Subdivision Lot/Block / Parcel Size 81 - Acres Sec/Twn/Rng 1 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					No Image On File																																		
Legal Description Lat/Long: 36.84483576 -99.90424488					Building Permits																																		
SEC.1-27N-25W LOT 2 AND SW/4NE/4 AFF TRUSTEE: BOOK 787 PAGE 187 AND PAGE 471 BOOK 784 PAGE 676					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																																			
Exemptions					Sale History																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																														
					790/123	SHAFFER, JAMES ERIC	05/20/2025		04																														
					789/116	SHAFFER FARMS LIVING TRUST (THE	04/15/2025		04																														
					784/676	SHAFFER, JAMES R	09/27/2024	0	04																														
					775/438	SHAFFER, JAMES R. &	05/08/2023		04																														
					654/752	STINSON, MARVIN A. (TRUS	11/06/2009	41,000	18																														
Parcel Valuation																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																															
Remove Cap		Land Value	10,601	10,601	12%	1,272	Assessed	1,272	85.47																														
Year Frozen		Improvements	0	0		0	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	10,601	10,601		1,272	Total Taxable	1,272	85.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300002788	SHAFFER, JAMES E. LIVING TRUST, U/A (THE)			101	10,601	0	1,272	85.00																														
2024	2024-300002788	SHAFFER FARMS LIVING TRUST (THE)			101	10,601	0	1,272	85.00																														
2023	2023-300002788	SHAFFER, JAMES R. &			101	10,601	0	1,272	85.00																														
2022	2022-300002788	SHAFFER, JAMES R. &			101	10,730	0	1,288	87.00																														
2021	2021-300002788	SHAFFER, JAMES R. AND			101	10,730	0	1,288	89.00																														
2020	2020-300002788	SHAFFER, JAMES R. AND			101	10,730	0	1,288	87.00																														
2019	2019-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2018	2018-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2017	2017-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2016	2016-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2015	2015-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2014	2014-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														
2013	2013-0002788	SHAFFER, JAMES R. AND			101	10,730		1,288	77.00																														



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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 Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								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 :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 13,034 Site Improvements Total Value 13,034 0.00 Total Value Per SqFt							
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	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300002788

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	IP	50			10.032	197	197	1,976	1,976
MA	MANSIC CLAY 0-1%	IP	51			10.277	201	201	2,065	2,065
ME	MANSKER LOAM 3-5%	IP	31			3.757	122	122	459	459
ME	MANSKER LOAM 3-5%	NP	31			.619	99	99	61	61
PA	PRATT BILLOWY	IP	48			.583	189	189	110	110
PB	PRATT HUMMOCKY	IP	40			43.879	158	158	6,915	6,915
PB	PRATT HUMMOCKY	NP	40			.072	128	128	9	9
PD	PRATT LOAMY HUMMOCKY	IP	31			11.782	122	122	1,439	1,439
IP Totals						81.000			13,034	13,034
Total Agland						81.000			13,034	13,034