




# 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> 300002799 <b>Parcel ID</b> 0000-02-27N-25W-4-001-00 <b>Cadastral ID</b> 0000-27N-25W-02-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25772 SHAFFER, JAMES E. LIVING TRUST, U/A (THE) JAMES ERIC SHAFFER-TRUSTEE  P O BOX 617 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 17781 E 12 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 2 / 27 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.86683849 -99.88617336 SEC. 2-27-25 SE4 BOOK 789 PAGE 116										<b>HOUSE</b> 6/17/2025																																																																																																															
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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,300
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 79

HOUSE	6/17/2025
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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	85.86	Total Misc Impr	+ 15,320
Roofing Adj	+ 5.06	Garage Cost	+ 0
Subfloor Adj	+ -1.96	Total RCN	= 151,339
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 115,018
Plumbing Adj	+ 4.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,321
Adj Base Cost	= 104.63	Lot Value	+ 5,000
Total Area	x 1,300	Indicated Value	= 41,321
Adjusted Cost	= 136,019	Value Per SqFt	31.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,321		
Lot Value	5,000		
Indicated Value	41,321	31.79	Per SqFt
Agland Value	22,172		
Site Improvements	18,050		
Total Value	81,543	62.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	1473	30x12	1995	360	7.42		2,671
WODC	Wood Deck - Covered	1474	230	2006	230	30.58		7,033
PATC	Patio - Covered	1475	16x12	2006	192	15.84		3,041
RSPC	Raised Slab Porch - Covered	8106	8x8	1950	64	40.24		2,575



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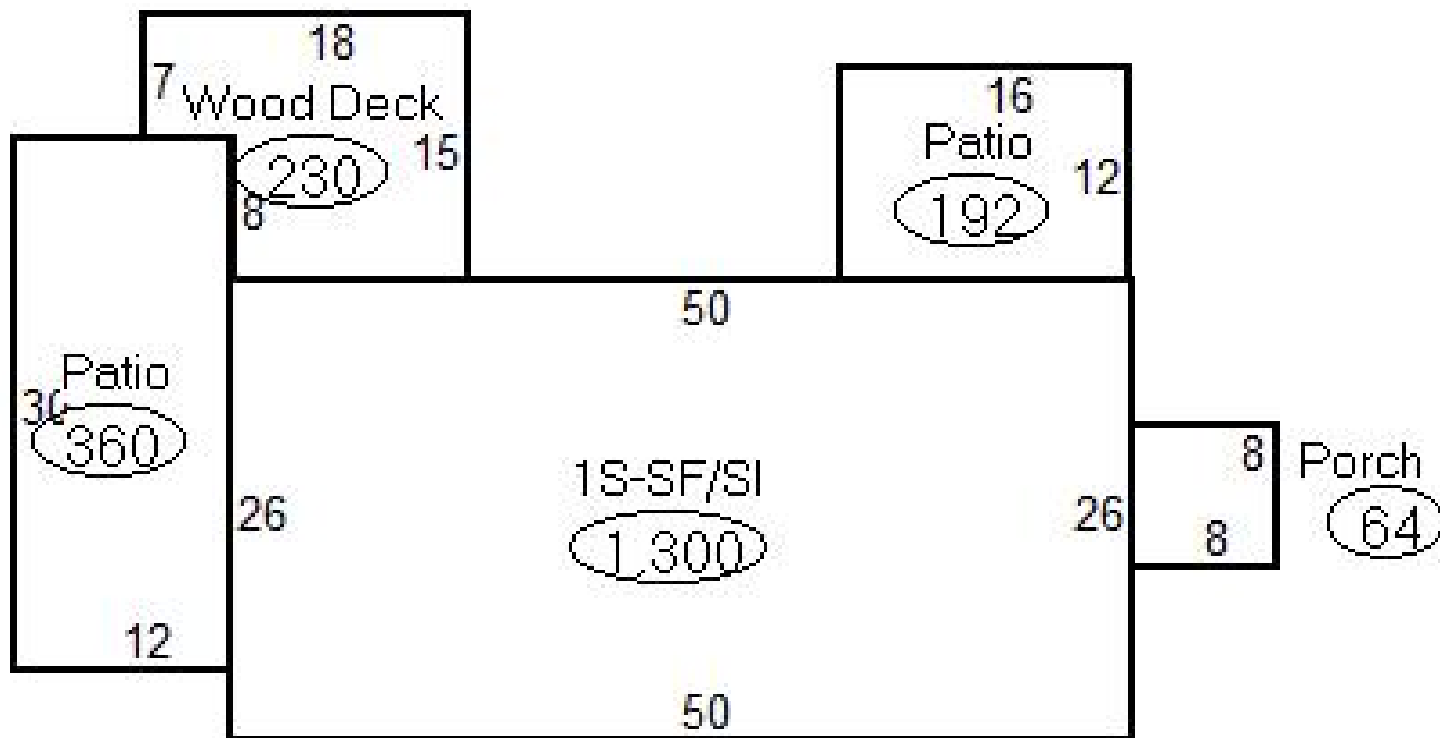
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	360	1.000	360
2	M	WODC		20	Wood Deck	230	1.000	230
3	M	PATC		20	Patio	192	1.000	192
4	M	RSPC		20	Porch	64	1.000	64
5	R	1	Slab	20	1S-SF/Slab	1,300	1.000	1,300
<b>Total Building Area</b>						<b>1,300</b>		<b>1,300</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPRV	Carport - RV	36x16x16	Dirt	Galvanized Metal	576		
	Qual	3	Cond	4	Year	2015	Eff Age	9
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (6.75 x 576)		3,888		3,888	1,750	2,138		
	LNT0	Lean To - Attached/LOAF	12x8x10	Dirt	Galvanized Metal	96		
	Qual	3	Cond	4	Year	2014	Eff Age	10
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (7.64 x 96)		733		733	345	388		
	LOAF	Loafing Shed	48x16x10	Dirt	Formed Metal	768		
	Qual	3	Cond	4	Year	2014	Eff Age	10
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (6.38 x 768)		4,900		4,900	2,058	2,842		
	BFT1	Bulk Feed Tank - Single	0x0x0	Dirt		30		
	Qual	3	Cond	3	Year	1995	Eff Age	31
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (236.24 x 30)		7,087		7,087	5,670	1,417		
	PACN	Paving - Concrete / SIDEWALK	12x4x0	Concrete		48		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (7.82 x 48)		375		375	300	75		
	UTIL	Utility Building	40x26x16	Concrete	Galvanized Metal	1,040		
	Qual	3	Cond	3	Year	1970	Eff Age	56
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (28.01 x 1,040)		29,130		29,130	22,139	6,991		
	SHDS	Shed - Small / METAL	12x12x16	Base	Formed Metal	144		
	Qual	3	Cond	3	Year	1970	Eff Age	56
						0		
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>		
Base Cost (22.83 x 144)		3,288		3,288	2,630	658		



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	HAYS	Hay Shed Open Sides	36x42x16	Concrete	Galvanized Metal	1,512		
	Qual	3	Cond	3	Year	1970	Eff Age	56
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (11.71 x 1,512)		17,706		17,706	14,165	3,541		



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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
MB	MANSIC CLAY 1-3%	IP	45			8.197	177	177	1,453	1,453
MD	MANSKER LOAM 1-3%	NP	39			18.457	125	125	2,303	2,303
MD	MANSKER LOAM 1-3%	IP	39			19.736	154	154	3,033	3,033
MD	MANSKER LOAM 1-3%	CR	39			3.479	199	199	691	691
ME	MANSKER LOAM 3-5%	IP	31			10.187	122	122	1,244	1,244
ME	MANSKER LOAM 3-5%	NP	31			8.809	99	99	874	874
ME	MANSKER LOAM 3-5%	CR	31			.205	158	158	32	32
PA	PRATT BILLOWY	NP	48			34.705	154	154	5,331	5,331
PA	PRATT BILLOWY	IP	48			4.179	189	189	790	790
PA	PRATT BILLOWY	CR	48			2.037	244	244	498	498
PB	PRATT HUMMOCKY	CR	40			.848	204	204	173	173
PB	PRATT HUMMOCKY	NP	40			33.774	128	128	4,323	4,323
PD	PRATT LOAMY HUMMOCKY	NP	31			14.388	99	99	1,427	1,427
<b>NP Totals</b>						159.000			22,172	22,172
<b>Total Agland</b>						159.000			22,172	22,172