



# 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> 300002800 <b>Parcel ID</b> 0000-03-27N-25W-1-001-00 <b>Cadastral ID</b> 0000-27N-25W-03-1-001-00 <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> 25084 NELSON, CALEB & JAIME NELSON  1162 N. 177 RD ROSSTON, OK 73855-  <b>Parcel Location</b> <b>Situs</b> 327N25W11 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 3 / 27 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE	<p>No Image On File</p>

Legal Description	Lat/Long: 36.85776450 -99.91561874	Building Permits
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SEC. 3-27-25 LOTS 1-2; S2NE4	Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					768/33	INGRAM TRUST & / INGRAM, BRYAN A &	04/28/2022	156,000	18

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2023	Land Value 12,640	12,640	12%	1,517	Assessed	1,517	101.93
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 12,640	12,640		1,517	Total Taxable	1,517	102.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300002800	NELSON, CALEB &	101	12,640	0	1,517	102.00
2024	2024-300002800	NELSON, CALEB &	101	12,640	0	1,517	101.00
2023	2023-300002800	NELSON, CALEB &	101	12,640	0	1,517	102.00
2022	2022-300002800	NELSON, CALEB &	101	12,444	0	1,493	101.00
2021	2021-300002800	INGRAM, BRYAN A &	101	12,444	0	1,493	103.00
2020	2020-300002800	INGRAM, BRYAN A &	101	12,444	0	1,493	101.00
2019	2019-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2018	2018-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2017	2017-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2016	2016-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2015	2015-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2014	2014-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00
2013	2013-0002800	INGRAM, BRYAN A &	101	12,444		1,493	89.00



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<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 9,861 Site Improvements Total Value 9,861 0.00 Total Value Per SqFt									
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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### Agland Inventory

300002800

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MA	MANSIC CLAY 0-1%	IP	51			3.455	201	201	694	694
MG	MANSKER-POTTER 5-20%	NP	15			2.648	48	48	127	127
MG	MANSKER-POTTER 5-20%	IP	15			151.822	59	59	8,973	8,973
RA	RANDAL CLAY	IP	10			.103	39	39	4	4
RA	RANDAL CLAY	NP	10			1.972	32	32	63	63
<b>NP Totals</b>						160.000			9,861	9,861
<b>Total Agland</b>						160.000			9,861	9,861