



# 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> 300002804 <b>Parcel ID</b> 0000-04-27N-25W-1-001-00 <b>Cadastral ID</b> 0000-27N-25W-04-1-001-00 <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> 24830 CUNNINGHAM, ANDY & KODEL, TRST  17578 E 11 RD ROSSTON OK 73855-  <b>Parcel Location</b> <b>Situs</b> 17578 E 11 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 320 - Acres <b>Sec/Twn/Rng</b> 4 / 27 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>0000-04-27N-25W-1-001-00 12/22/25</p>																																																																																																																				
<b>BUNK HOUSE</b> 1/6/2026																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.92562313 -99.93185964 SEC. 4-27-25 LOTS 1-2-3-4; S2N2 BOOK 763 PG 790 BOOK 558 PG 718					<b>Building Permits</b> <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	2.5							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	2.50 x 2,450.00 = 6,125							
Factor Value								
Adjustments								
Lot Value	6,125			0000-04-27N-25W-1-001-00		12/22/25		
<b>Residential Data</b>				BUNK HOUSE 1/6/2026				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model DEFAULT DEFAULT SELECTION MODEL				
Area on Slab				Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 6,125				
<b>Cost Approach</b>		<b>Manual :</b>		Indicated Value 6,125 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	6,125				
Total Area	x	Indicated Value	=	6,125				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

300002804

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSL	Equipment Shelter	40x40x12	Dirt	Formed Metal	1,600
	Qual 4	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.57 x 1,600)		29,712	29,712	297	29,415
	MGWH	Worker Housing (Bunk House)	24x10x8	Base	Formed Metal	240
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (44.29 x 240)		10,630	1,442	12,072	241
	Warm & Cooled Air		Total Area 240			1,442
			0			
	PRCH	Porch	10x4x0	Plank	Formed Metal	40
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.83 x 40)		913	913	46	867
	SHDS	Shed - Small	40x26x16	Concrete	Formed Metal	1,040
	Qual 2	Cond 3	Year 2011	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.76 x 1,040)		15,350	15,350	7,829	7,521
	SHDS	Shipping/Storage Container	20x8x6	Base		160
	Qual 3	Cond 3	Year 2011	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.53 x 160)		3,605	3,605	1,839	1,766
	LOAF	Loafing Shed	60x18x10	Dirt	Formed Metal	1,080
	Qual 3	Cond 3	Year 2011	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.06 x 1,080)		6,545	6,545	3,338	3,207
	SHDS	Shed - Small / GARAGE	22x14x8	Concrete	Composition Shingle	308
	Qual 3	Cond 3	Year 2009	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.32 x 308)		5,643	5,643	3,047	2,596



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x20x10	Base	Formed Metal	600
	Qual	2	Cond 2	Year 2000	Eff Age 31	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (14.03 x 600)		8,418		8,418		1,852




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,074 / 3,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,074
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	1,520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 3

HOUSE 6/25/2025

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	346,958		
Lot Value	2,500		
Indicated Value	349,458	113.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	349,458	113.68	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.22	Total Misc Impr	+ 21,836
Roofing Adj	+ 3.63	Garage Cost	+ 38,566
Subfloor Adj	+ -1.86	Total RCN	= 357,689
Heat/Cool Adj	+ 10.77	Depreciation ( 3%)	- 10,731
Plumbing Adj	+ 0.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 346,958
Adj Base Cost	= 96.71	Lot Value	+ 2,500
Total Area	x 3,074	Indicated Value	= 349,458
Adjusted Cost	= 297,287	Value Per SqFt	113.68

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	11115	22x18	2023	396	12.84		5,085
PATC	Patio - Covered	11116	1275	2023	1,275	12.83		16,358
ASC	Awing/Shelter/Carport	11117	16x6	2023	96	4.09		393



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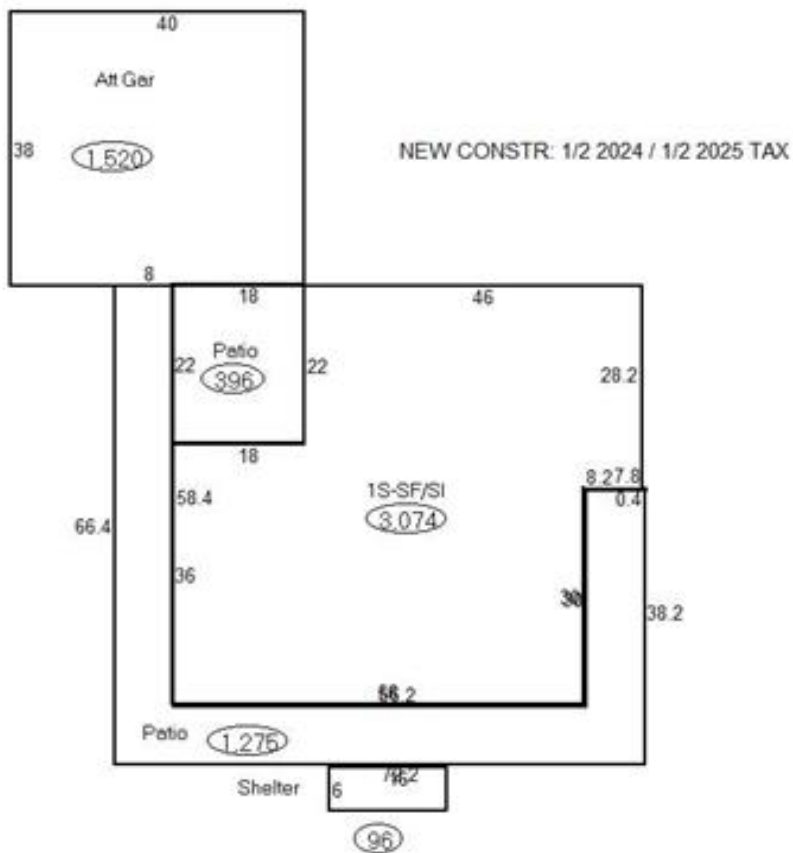
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### Sketch Image

300002804



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,074	1.000	3,074
2	G	1		20	Att Gar	1,520	1.000	1,520
3	M	PATC		20	Patio	396	1.000	396
4	M	PATC		20	Patio	1,275	1.000	1,275
5	M	ASC		20	Shelter	96	1.000	96
6	N	0		20	NEW CONSTR: 1/2 2024 / 1/2 2025 TAX		0.000	
<b>Total Building Area</b>						<b>3,074</b>		<b>3,074</b>



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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
LB	LAS ANIMAS OVER CLAY	CR	40			.984	204	204	200	200
LB	LAS ANIMAS OVER CLAY	IP	40			2.168	158	158	342	342
LB	LAS ANIMAS OVER CLAY	NP	40			25.053	128	128	3,207	3,207
MA	MANSIC CLAY 0-1%	CR	51			4.007	260	260	1,040	1,040
MA	MANSIC CLAY 0-1%	NP	51			1.176	163	163	192	192
MD	MANSKER LOAM 1-3%	CR	39			13.030	199	199	2,586	2,586
MD	MANSKER LOAM 1-3%	IP	39			1.470	154	154	226	226
MD	MANSKER LOAM 1-3%	NP	39			4.738	125	125	591	591
ME	MANSKER LOAM 3-5%	CR	31			5.612	158	158	885	885
ME	MANSKER LOAM 3-5%	IP	31			2.353	122	122	287	287
ME	MANSKER LOAM 3-5%	NP	31			.468	99	99	46	46
MF	MANSKER-POTTER3-5%	IP	25			7.011	99	99	691	691
MG	MANSKER-POTTER 5-20%	CR	15			7.424	76	76	567	567
MG	MANSKER-POTTER 5-20%	NP	15			41.643	48	48	1,999	1,999
MG	MANSKER-POTTER 5-20%	IP	15			44.106	59	59	2,607	2,607
PB	PRATT HUMMOCKY	CR	40			16.555	204	204	3,371	3,371
PB	PRATT HUMMOCKY	IP	40			49.884	158	158	7,862	7,862
PB	PRATT HUMMOCKY	NP	40			85.974	128	128	11,005	11,005
PD	PRATT LOAMY HUMMOCKY	CR	31			.101	158	158	16	16
PD	PRATT LOAMY HUMMOCKY	NP	31			.029	99	99	3	3
RB	RICHFIELD CLAY LOAM	CR	56			3.716	285	285	1,059	1,059
<b>CR Totals</b>						317.500			38,782	38,782
<b>Total Agland</b>						317.500			38,782	38,782