



# 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	300002833				No Image On File				
Parcel ID	0000-10-27N-25W-2-001-00								
Cadastral ID	0000-27N-25W-10-2-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	13582								
LUCKIE, DOUGLAS KEITH									
% TRISH LUCKIE									
1274 N. 174 ROSSTON OK 73855-									
Parcel Location									
Situs	01208 E 12 RD								
Subdivision									
Lot/Block	/	Parcel Size	160 - Acres						
Sec/Twn/Rng	10 / 27 / 25 / 2								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description					Building Permits				
SEC 10-27-25 NW4 BOOK 764 PAGE 278 BOOK 670 PAGE 484					Lat/Long: 36.86689001 -99.91337507				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	LUCKIE, EVERETT (LIFE EST)			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	27,742	27,742	12%	3,329	Assessed	8,008	538.06
Year Frozen		Improvements	54,261	38,997		4,679	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	82,003	66,739	8,008	Total Taxable	8,008	538.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002833	LUCKIE, DOUGLAS KEITH	101	82,003	0	7,775	522.00		
2024	2024-300002833	LUCKIE, DOUGLAS KEITH	101	82,269	0	7,550	502.00		
2023	2023-300002833	LUCKIE, DOUGLAS KEITH	101	73,969	1000	6,329	425.00		
2022	2022-300002833	LUCKIE, DOUGLAS KEITH	101	63,468	1000	6,116	414.00		
2021	2021-300002833	LUCKIE, EVERETT (LIFE ESTATE)	101	57,572	1000	5,909	408.00		
2020	2020-300002833	LUCKIE, EVERETT (LIFE EST)	101	57,572	1000	5,909	400.00		
2019	2019-0002833	LUCKIE, EVERETT (LIFE EST)	101	57,572		5,817	347.00		
2018	2018-0002833	LUCKIE, EVERETT (LIFE EST)	101	57,572		5,618	335.00		
2017	2017-0002833	LUCKIE, EVERETT (LIFE EST)	101	56,018		5,426	324.00		
2016	2016-0002833	LUCKIE, EVERETT (LIFE EST)	101	56,018		5,238	313.00		
2015	2015-0002833	LUCKIE, EVERETT (LIFE EST)	101	54,985		5,057	302.00		
2014	2014-0002833	LUCKIE, EVERETT (LIFE EST)	101	56,404		4,879	291.00		
2013	2013-0002833	LUCKIE, EVERETT (LIFE EST)	101	51,362		4,121	246.00		



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 1.00 x 5,000.00 = 5,000 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 5,000		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	1,224 / 1,224
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace 1 Wall Air Conditioners (Cour
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	5 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1945 / 81

GRM Approach
<b>GRM Code</b>
<b>Gross Rent Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adjusted R Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	89.37	<b>Total Misc Impr</b>	+ 10,762
<b>Roofing Adj</b>	+ 4.17	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 133,737
<b>Heat/Cool Adj</b>	+ 1.73	<b>Depreciation ( 79%)</b>	- 105,652
<b>Plumbing Adj</b>	+ 5.21	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 28,085
<b>Adj Base Cost</b>	= 100.47	<b>Lot Value</b>	+ 5,000
<b>Total Area</b>	x 1,224	<b>Indicated Value</b>	= 33,085
<b>Adjusted Cost</b>	= 122,975	<b>Value Per SqFt</b>	27.03

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	28,085		
<b>Lot Value</b>	5,000		
<b>Indicated Value</b>	33,085	27.03	Per SqFt
<b>Agland Value</b>	26,068		
<b>Site Improvements</b>	23,484		
<b>Total Value</b>	82,637	67.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1492	16x8	1950	128	59.42		7,606
PATC	Patio - Covered	1494	17x10	2006	170	16.14		2,744
PRCH	Porch	8105	6x3	1965	18	22.89		412



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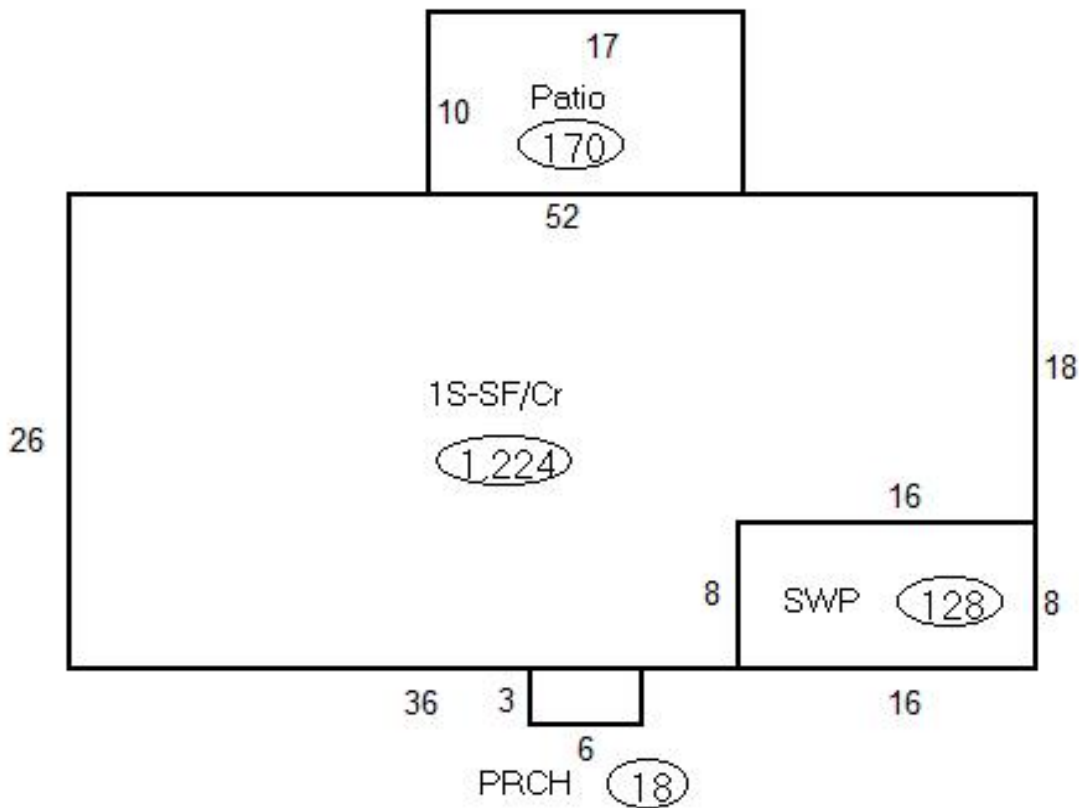
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		13	SWP	128	1.000	128
2	R	1	Crawl	13	1S-SF/Cr	1,224	1.000	1,224
3	M	PATC		13	Patio	170	1.000	170
4	M	PRCH		13	PRCH	18	1.000	18
<b>Total Building Area</b>						1,224		1,224



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	14x14x6	Dirt	Formed Metal	196	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.06 x 196)		1,188		1,188	832	356
	UTIL	Utility Building	35x30x10	Concrete	Formed Metal	1,050	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.33 x 1,050)		29,747		29,747	22,608	7,139
	BNGP	Barn - General Purpose	60x52x12	Concrete	Formed Metal	3,120	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (19.92 x 3,120)		62,150		62,150	49,720	12,430
	GRDT	Garage - Detached	24x32x10	Concrete	Composition Shingle	768	
	Qual	2	Cond 2	Year 1945	Eff Age 97		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.06 x 768)		16,174		16,174	12,939	3,235
	GBST	Grain Bin 1000 BU	0x0x0	Dirt		1,000	
	Qual	3	Cond 3	Year 1945	Eff Age 81		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324



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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%	IP	39			23.382	154	154	3,593	3,593
MD	MANSKER LOAM 1-3%	CR	39			21.428	199	199	4,254	4,254
MG	MANSKER-POTTER 5-20%	IP	15			8.281	59	59	489	489
MG	MANSKER-POTTER 5-20%	CR	15			.043	76	76	3	3
MG	MANSKER-POTTER 5-20%	NP	15			.070	48	48	3	3
PA	PRATT BILLOWY	IP	48			11.578	189	189	2,190	2,190
PA	PRATT BILLOWY	CR	48			12.253	244	244	2,994	2,994
PB	PRATT HUMMOCKY	IP	40			37.231	158	158	5,868	5,868
PB	PRATT HUMMOCKY	CR	40			13.268	204	204	2,701	2,701
PB	PRATT HUMMOCKY	NP	40			.087	128	128	11	11
PD	PRATT LOAMY HUMMOCKY	IP	31			29.779	122	122	3,637	3,637
TB	TIPTON SILT 1-3%	NP	52			.089	166	166	15	15
TB	TIPTON SILT 1-3%	IP	52			1.512	205	205	310	310
<b>IP Totals</b>						159.000			26,068	26,068
<b>Total Agland</b>						159.000			26,068	26,068