




# 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> 300002852 <b>Parcel ID</b> 0000-14-27N-25W-3-001-00 <b>Cadastral ID</b> 0000-27N-25W-14-3-001-00 <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> 13592 MELIZA, RICHARD W. & LYNDA KAY MELIZA  3814 CYPRESS WOODWARD OK 73801-0000  <b>Parcel Location</b> <b>Situs</b> HWY 64 N. <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 14 / 27 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.81163042 -99.92837292										<b>Building Permits</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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	854 / 854
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	854
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

BUILDING 6/17/2025

GRM Approach	
GRM Code	
Gross Rent Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	83.73	Total Misc Impr	+ 1,381
Roofing Adj	+ 3.78	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 82,511
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 66,009
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,502
Adj Base Cost	= 95.00	Lot Value	+ 5,000
Total Area	x 854	Indicated Value	= 21,502
Adjusted Cost	= 81,130	Value Per SqFt	25.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,502		
Lot Value	5,000		
Indicated Value	21,502	25.18	Per SqFt
Agland Value	28,220		
Site Improvements	713		
Total Value	50,435	59.06	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	1507	11x7	1940	77	17.94	1,381



Harper

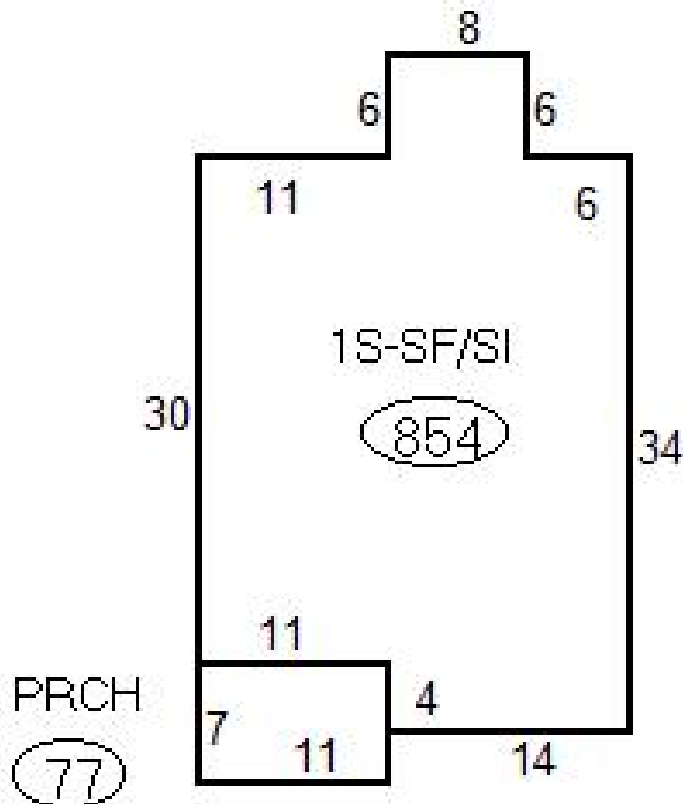
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	854	1.000	854
2	M	PRCH		20	PRCH	77	1.000	77
<b>Total Building Area</b>						854		854



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin 2200 BU GR BN	0x0x0			2,200
	Qual 3	Cond 3	Year 1960	Eff Age 66		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,200)	3,564		3,564	2,851
				713



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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
DA	DALHART 1-3%	IP	50			40.693	197	197	8,017	8,017
DA	DALHART 1-3%	NP	50			7.285	160	160	1,166	1,166
DC	DALHART-CARWILE	IP	48			15.289	189	189	2,891	2,891
DC	DALHART-CARWILE	NP	48			15.029	154	154	2,308	2,308
PA	PRATT BILLOWY	IP	48			50.382	189	189	9,528	9,528
PA	PRATT BILLOWY	NP	48			9.864	154	154	1,515	1,515
PB	PRATT HUMMOCKY	IP	40			8.382	158	158	1,321	1,321
PB	PRATT HUMMOCKY	NP	40			1.347	128	128	172	172
PD	PRATT LOAMY HUMMOCKY	IP	31			10.349	122	122	1,264	1,264
PD	PRATT LOAMY HUMMOCKY	NP	31			.382	99	99	38	38
<b>NP Totals</b>						159.000			28,220	28,220
<b>Total Agland</b>						159.000			28,220	28,220