




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:31:41
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Assessment Data					Primary Image																																																																																																																				
Account	300002891																																																																																																																								
Parcel ID	0000-22-27N-25W-3-001-00																																																																																																																								
Cadastral ID	0000-27N-25W-22-3-001-00																																																																																																																								
Property Type	REAL - Real Property																																																																																																																								
Property Class	RA	VI Area	3																																																																																																																						
Tax Area	101 - 1R-LAVERNE																																																																																																																								
Name ID	13615																																																																																																																								
PRICE TRUST																																																																																																																									
1100 S. GREGORY RD EL RENO OK 73036-0000																																																																																																																									
Parcel Location Situs 01464 HWY 283 Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 22 / 27 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
HOUSE 6/17/2025																																																																																																																									
Legal Description Lat/Long: 36.80523824 -99.66995080 SEC. 22-27-25 NW4 SW4 BOOK 749 PAGE 839 BOOK 748 PAGE 353																																																																																																																									
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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	3.75 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	200 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 82

HOUSE 6/17/2025

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		

Cost Approach		Manual :	
Base Cost	96.34	Total Misc Impr	+ 3,811
Roofing Adj	+ 4.56	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 102,138
Heat/Cool Adj	+ 1.73	Depreciation (73%)	- 74,561
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,577
Adj Base Cost	= 109.74	Lot Value	+ 5,000
Total Area	x 896	Indicated Value	= 32,577
Adjusted Cost	= 98,327	Value Per SqFt	36.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,577		
Lot Value	5,000		
Indicated Value	32,577	36.36	Per SqFt
Agland Value	3,938		
Site Improvements			
Total Value	36,515	40.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1525	24x6	1970	144	16.50		2,376
PRCH	Porch	1526	9x7	1930	63	22.77		1,435



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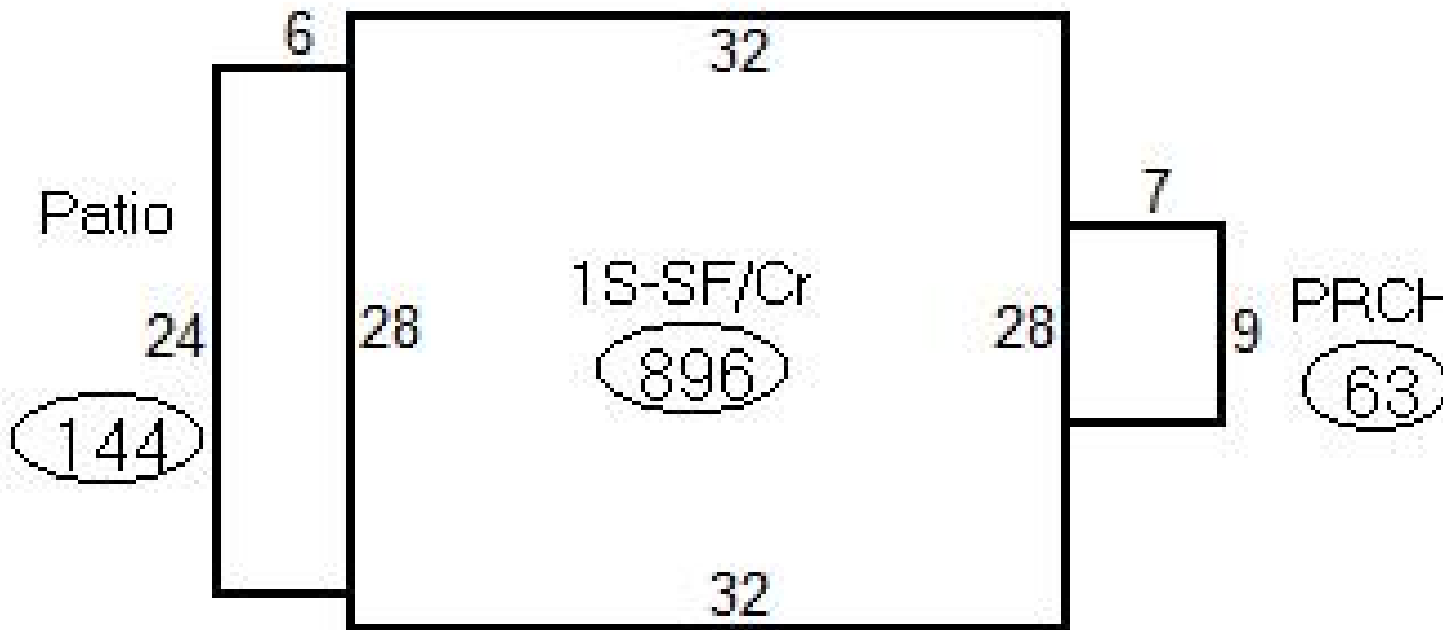
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Sketch Image

300002891



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	144	1.000	144
2	M	PRCH		20	PRCH	63	1.000	63
3	R	1	Crawl	20	1S-SF/Cr	896	1.000	896
Total Building Area						896		896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value	40x30x0			1,200
	Qual 3	Cond 3	Year 0	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (0.00 x 1,200)				
	BNV	Building No Value	0x0x0			250
	Qual 3	Cond 3	Year 0	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (0.00 x 250)				
	BNV	Building No Value	40x20x0			800
	Qual 3	Cond 3	Year 0	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
		Base Cost (0.00 x 800)				



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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
PC	PRATT LOAMY BILLOWY	NP	37			10.312	118	118	1,221	1,221
PD	PRATT LOAMY HUMMOCKY	NP	31			25.044	99	99	2,484	2,484
PE	PRATT LOAMY DUNED	NP	20			3.645	64	64	233	233
NP Totals						39.000			3,938	3,938
Total Agland						39.000			3,938	3,938