



# 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> 300002897 <b>Parcel ID</b> 0000-24-27N-25W-1-001-00 <b>Cadastral ID</b> 0000-27N-25W-24-1-001-00 <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> 13617 MCATEE, CORY & AMY MCATEE  PO BOX 1045 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 1790 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 24 / 27 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>MH GONE 7/15/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.81383342 -99.92983743 SEC. 24-27-25 NE4 BOOK 691 PAGE 379																																																																																																																								
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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	
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	/

MH GONE	7/15/2025
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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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	19,173		
Site Improvements	62,315		
Total Value	86,488	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	50x45x18		Formed Metal	2,250		
	Qual	3	Cond	3	Year	2020	Eff Age	6
						0		
						0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (25.43 x 2,250)	57,218		57,218	6,294	50,924	
	LNT0	Lean To - Attached Shed	50x16x14		Formed Metal	800		
	Qual	3	Cond	3	Year	2020	Eff Age	6
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (6.94 x 800)	5,552		5,552	2,054	3,498	
	BFT1	Bulk Feed Tank - Single	0x0x0			30		
	Qual	3	Cond	3	Year	2020	Eff Age	6
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (236.24 x 30)	7,087		7,087	2,622	4,465	
	CKCP	Chicken Coop	16x8x10		Wood Shingle	128		
	Qual	2	Cond	2	Year	2020	Eff Age	7
						0		
						0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (4.75 x 128)	608		608	249	359	
	PACN	Paving - Concrete DRIVE UTIL	35x20x0			700		
	Qual	3	Cond	3	Year	2020	Eff Age	6
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (4.13 x 700)	2,891		2,891	925	1,966	
	SHDS	Shed - KIDS PLAYHOUSE	10x8x6		Composition Shingle	80		
	Qual	2	Cond	2	Year	2020	Eff Age	7
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (20.28 x 80)	1,622		1,622	519	1,103	



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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
DC	DALHART-CARWILE	NP	48			36.654	154	154	5,630	5,630
PA	PRATT BILLOWY	NP	48			36.151	154	154	5,553	5,553
PB	PRATT HUMMOCKY	NP	40			5.040	128	128	645	645
PC	PRATT LOAMY BILLOWY	NP	37			34.187	118	118	4,048	4,048
PD	PRATT LOAMY HUMMOCKY	NP	31			8.280	99	99	821	821
PE	PRATT LOAMY DUNED	NP	20			38.689	64	64	2,476	2,476
<b>NP Totals</b>						159.000			19,173	19,173
<b>Total Agland</b>						159.000			19,173	19,173