



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 300002905 Parcel ID 0000-25-27N-25W-1-003-00 Cadastral ID 0000-27N-25W-25-1-003-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13621 MCATEE, BRANT W. & EARIN R. MCATEE 17850 E 15 RD #85 ROSSTON OK 73855-0000 Parcel Location Situs 2527N25W13 Subdivision Lot/Block / Parcel Size 200 - Acres Sec/Twn/Rng 25 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-25-27N-25W-1-003-00_001.JPG 7/29/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.61564502 -99.74342359 SEC. 25-27-25 NW; SW4NE4 BK 655 PG 712																																																																																																																								
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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		 <p>0000-25-27N-25W-1-003-00 07/28/22</p> <p>0000-25-27N-25W-1-003-00_001.JPG 7/29/2022</p>

Residential Data	
Type	6 Mobile Home 76 x 16
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 22

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	47.25	Total Misc Impr	+ 2,886
Roofing Adj	+ 2.23	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 71,250
Heat/Cool Adj	+ 2.92	Depreciation (60%)	- 42,750
Plumbing Adj	+ 3.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,500
Adj Base Cost	= 56.22	Lot Value	+ 5,000
Total Area	x 1,216	Indicated Value	= 33,500
Adjusted Cost	= 68,364	Value Per SqFt	27.55

Value Reconciliation
Selected Approach Cost Approach
Improvements 28,500
Lot Value 5,000
Indicated Value 33,500 27.55 Per SqFt
Agland Value 20,475
Site Improvements 6,626
Total Value 60,601 49.84 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	8289	12x12		144	20.04	2,886



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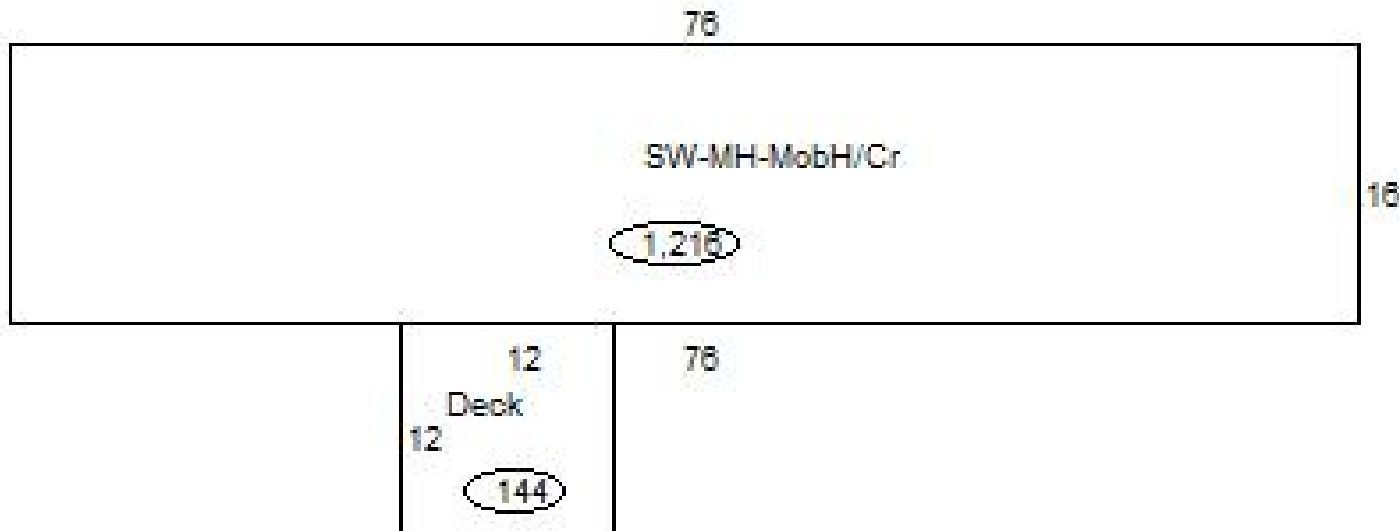
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,216	1.000	1,216
2	M	WODO		20	Deck	144	1.000	144
Total Building Area						1,216		1,216



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (22.95 x 120)		2,754		2,754	523	2,231	
	BNV	OFFICE 2019 TRAILER/WIND DAMAGED 2021	10x12x8		Formed Metal	120	
	Qual	3	Cond 3	Year 2019	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 120)						
	SHDS	Shipping/Storage Container	20x8x8		Formed Metal	160	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (22.81 x 160)		3,650		3,650	1,351	2,299	
	SHDS	Storage RVAL 2016	14x12x8		Formed Metal	168	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total		RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (21.51 x 168)		3,614		3,614	1,518	2,096
	BNV	POLE SHED/DAMAGE 9/17/2021	0x0x0		Dirt	Formed Metal	
	Qual	3	Cond 3	Year 0	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)						



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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%	NP	50			2.538	160	160	406	406
DC	DALHART-CARWILE	NP	48			1.181	154	154	181	181
PC	PRATT LOAMY BILLOWY	NP	37			26.896	118	118	3,184	3,184
PD	PRATT LOAMY HUMMOCKY	NP	31			168.386	99	99	16,704	16,704
NP Totals						199.000			20,475	20,475
Total Agland						199.000			20,475	20,475