



# 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	300002907				<p>0000-25-27N-25W-3-002-00_006.JPG 7/29/2022</p>																													
Parcel ID	0000-25-27N-25W-3-002-00																																	
Cadastral ID	0000-27N-25W-25-3-002-00																																	
Property Type	REAL - Real Property																																	
Property Class	RR	VI Area	4																															
Tax Area	101 - 1R-LAVERNE																																	
Name ID	14840																																	
WADDLE, TOM & DEBRA WADDLE																																		
17849 E. 16 RD ROSSTON OK 73855-5531																																		
Parcel Location																																		
Situs	17849 16 RD E																																	
Subdivision																																		
Lot/Block	/	Parcel Size	3 - Acres																															
Sec/Twn/Rng	25 / 27 / 25 / 3																																	
Neighborhood	1000 - COUNTY																																	
School District	1-LAVERNE - 1-LAVERNE																																	
Legal Description Lat/Long: 36.61834115 -99.75353901																																		
SEC. 25-27-25 TRACT IN S2 BOOK 764 PAGE 595 BOOK 704 PAGE 113																																		
Building Permits																																		
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
Exemptions																																		
Code	Type	Active	Maximum	Exemption	Sale History																													
					Bk/Pg	Grantor	Date	Price	Code																									
					764/595	MULBERRY, TRACY	03/30/2021	93,500	Q																									
					737/654	BANK 7	07/19/2018	10,000	03																									
					735/725	PEREZ, RAUL L	06/14/2018	0	10																									
					704/113	ALVA STATE BANK & TRUST C	12/18/2014	46,500	08																									
					637/696	BANK OF LAVERNE	05/20/2008	35,000	03																									
					564/224	FREEMAN, DWIGHT & DWAYNE	04/20/2001	50,000	Q																									
Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																										
Remove Cap	2022	Land Value	6,500	6,500	12%	780	Assessed	13,139	882.81																									
Year Frozen		Improvements	109,887	102,987		12,359	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	116,387	109,487		13,139	Total Taxable	13,139	883.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-300002907	WADDLE, TOM &	101	116,387	0	12,513	841.00																											
2024	2024-300002907	WADDLE, TOM &	101	115,247	0	11,917	793.00																											
2023	2023-300002907	WADDLE, TOM &	101	94,580	0	11,350	762.00																											
2022	2022-300002907	WADDLE, TOM &	101	93,500	0	11,220	760.00																											
2021	2021-300002907	MULBERRY, TRACY	101	43,188	0	5,183	358.00																											
2020	2020-300002907	MULBERRY, TRACY	101	43,188	0	5,183	351.00																											
2019	2019-0002907	MULBERRY, TRACY	101	44,771		5,372	321.00																											
2018	2018-0002907	MULBERRY, TRACY	101	46,355		5,562	332.00																											
2017	2017-0002907	PEREZ, RAUL L	101	45,259		5,431	324.00																											
2016	2016-0002907	PEREZ, RAUL L	101	45,259		5,431	324.00																											
2015	2015-0002907	PEREZ, RAUL L	101	46,500		5,580	333.00																											
2014	2014-0002907	ALVA STATE BANK & TRUST CO	101	51,862		6,223	371.00																											
2013	2013-0002907	ALVA STATE BANK & TRUST CO	101	51,862		6,223	371.00																											



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		<p>0000-25-27N-25W-3-002-00 07/28/22</p> <p>0000-25-27N-25W-3-002-00_006.JPG 7/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,738 / 2,607
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1930 / 72



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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	71.60	Total Misc Impr	+ 2,717
Roofing Adj	+ 2.61	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 234,036
Heat/Cool Adj	+ 10.77	Depreciation ( 70%)	- 163,825
Plumbing Adj	+ 3.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,211
Adj Base Cost	= 88.73	Lot Value	+ 6,500
Total Area	x 2,607	Indicated Value	= 76,711
Adjusted Cost	= 231,319	Value Per SqFt	29.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,211		
Lot Value	6,500		
Indicated Value	76,711	29.43	Per SqFt
Agland Value			
Site Improvements	34,993		
Total Value	111,704	42.85	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATC	Patio - Covered	1539	24x7		168	16.17	2,717



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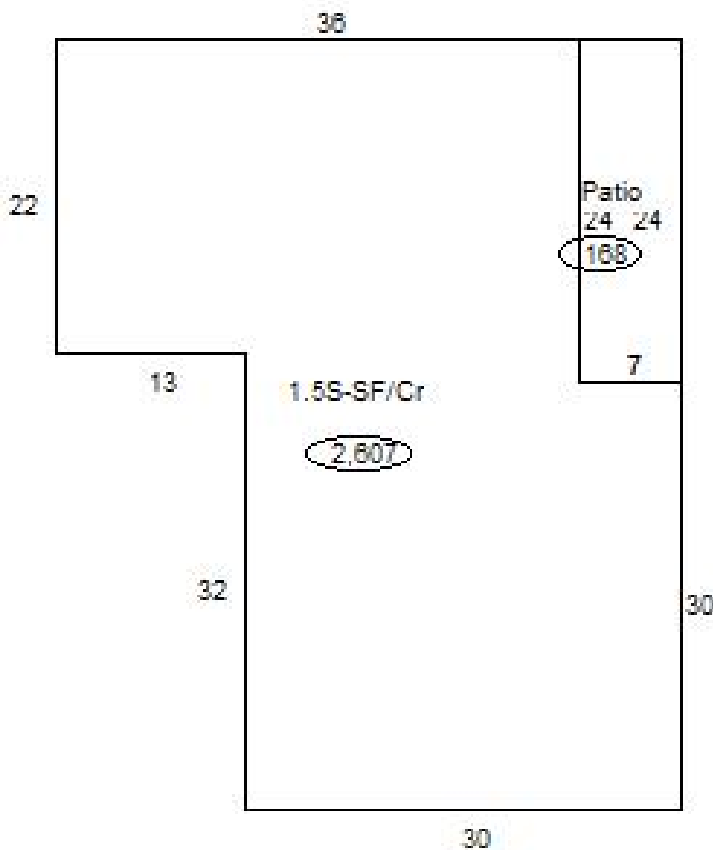
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Sketch Image

300002907



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,738	1.500	2,607
2	M	PATC		20	Patio	168	1.000	168
<b>Total Building Area</b>						1,738		2,607



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	14x8x0			112
	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 (23.14 x 112)	2,592		2,592	1,814
	UTIL	Utility Building	24x40x10		Galvanized Metal	960
	Qual 4	Cond 4	Year 1990	Eff Age 29		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.37 x 960)	28,195		28,195	16,071
	UTIL	Utility Building	40x30x10		Galvanized Metal	1,200
	Qual 4	Cond 4	Year 1980	Eff Age 37		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.10 x 1,200)	36,120		36,120	22,756
	SHDS	BAD SHAPE/BEING USED	16x30x8		Galvanized Metal	480
	Qual 2	Cond 2	Year 1980	Eff Age 55		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (13.20 x 480)	6,336		6,336	5,069
	UTIL	Utility Building	30x22x8		Galvanized Metal	660
	Qual 4	Cond 4	Year 1980	Eff Age 37		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.37 x 660)	19,384		19,384	12,212
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual 2	Cond 2	Year 1980	Eff Age 55		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.44 x 1,000)	1,440		1,440	1,152