



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 300002913 Parcel ID 0000-27-27N-25W-1-002-00 Cadastral ID 0000-27N-25W-27-1-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13626 EDWARDS, LEORA GAY, LIFE EST 17662 E 15 ROAD ROSSTON OK 73855-0000 Parcel Location Situs 2727N25W12 Subdivision Lot/Block / Parcel Size 157.18 - Acres Sec/Twn/Rng 27 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-27-27N-25W-1-002-00 09/17/2018</p> <p>f:\pictures\0000-27-27N-25W-1-002-00-001-000-002.jpg 9/19/2018</p>																																																											
Legal Description Lat/Long: 36.61952908 -99.75413099 SEC. 27-27-25 NE4 LESS TRACT REMAINDER: JASON MICHAEL EDWARDS 1/3 INT BOOK 523/054; JUSTIN THOMAS EDWARDS 1/3 INT BOOK 539/006 MARIJO																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-300002913	EDWARDS, LEORA GAY, LIFE EST	101	63,805	0	7,515	505.00																																																									
2024	2024-300002913	EDWARDS, LEORA GAY, LIFE EST	101	65,661	0	7,296	485.00																																																									
2023	2023-300002913	EDWARDS, LEORA GAY, LIFE EST	101	64,779	0	7,084	476.00																																																									
2022	2022-300002913	EDWARDS, LEORA GAY, LIFE EST	101	57,314	0	6,878	466.00																																																									
2021	2021-300002913	EDWARDS, LEORA GAY, LIFE EST	101	57,314	0	6,878	475.00																																																									
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2019	2019-0002913	EDWARDS, LEORA GAY, LIFE EST	101	57,314		6,878	410.00																																																									
2018	2018-0002913	EDWARDS, LEORA GAY, LIFE EST	101	57,920		6,877	410.00																																																									
2017	2017-0002913	EDWARDS, LEORA GAY, LIFE EST	101	55,632		6,676	398.00																																																									
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2015	2015-0002913	EDWARDS, LEORA GAY, LIFE EST	101	54,404		6,529	390.00																																																									
2014	2014-0002913	EDWARDS, LEORA GAY, LIFE EST	101	93,633		11,237	671.00																																																									
2013	2013-0002913	EDWARDS, LEORA GAY, LIFE EST	101	96,516		11,582	691.00																																																									



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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	2.9 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,332 / 1,332
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 83

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	85.55	Total Misc Impr	+ 2,678
Roofing Adj	+ 4.79	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 143,737
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 114,990
Plumbing Adj	+ 4.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,747
Adj Base Cost	= 105.90	Lot Value	+ 5,000
Total Area	x 1,332	Indicated Value	= 33,747
Adjusted Cost	= 141,059	Value Per SqFt	25.34

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	28,747	
Lot Value	5,000	
Indicated Value	33,747	25.34 Per SqFt
Agland Value	9,578	
Site Improvements	20,313	
Total Value	63,638	47.78 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1547	5x5		25	9.78		245
PRCH	Slab Porch - Covered	8580	10x5		50	22.81		1,141
RSPC	Raised Slab Porch - Covered	8581	8x4		32	40.38		1,292



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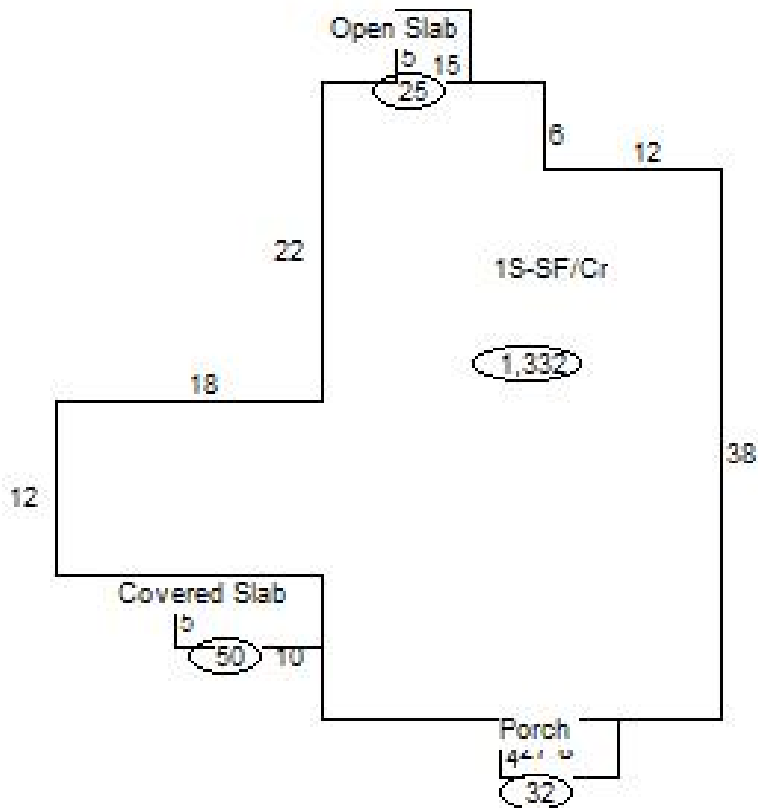
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,332	1.000	1,332
2	M	PATO		20	Open Slab	25	1.000	25
3	M	PRCH		20	Covered Slab	50	1.000	50
4	M	RSPC		20	Porch	32	1.000	32
Total Building Area						1,332		1,332



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	Carport - Detached	18x18x8		Formed Metal	324		
	Qual	3	Cond	3	Year	1995	Eff Age	31
						0		
						0		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.94 x 324)		2,573		2,573		2,058	515	
	MGWH	Worker Housing (Bunk House)	30x20x8		Composition Shingle	600		
	Qual	3	Cond	3	Year	1985	Eff Age	41
	Warm & Cooled Air		Total Area		600		3,606	
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (66% Phys/ % Func)	RCNLD		
Base Cost (40.97 x 600)		24,582		3,606		28,188	18,604	9,584
	QUON	Quonset - Round Top	80x40x14		Formed Metal	3,200		
	Qual	3	Cond	3	Year	1985	Eff Age	41
						0		
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (66% Phys/ % Func)	RCNLD		
Base Cost (8.31 x 3,200)		26,592		26,592		17,551	9,041	
	SHDS	Storage	20x12x8		Composition Shingle	240		
	Qual	3	Cond	3	Year	1985	Eff Age	41
						0		
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (19.75 x 240)		4,740		4,740		3,792	948	
	PACN	Paving - Concrete	10x20x0			200		
	Qual	3	Cond	3	Year	1970	Eff Age	56
						0		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.63 x 200)		1,126		1,126		901	225



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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
PB	PRATT HUMMOCKY	NP	40			12.037	128	128	1,541	1,541
PD	PRATT LOAMY HUMMOCKY	NP	31			9.646	99	99	957	957
PE	PRATT LOAMY DUNED	NP	20			66.260	64	64	4,241	4,241
TD	TIVOLI FINE SAND	NP	13			68.237	42	42	2,839	2,839
NP Totals						156.180			9,578	9,578
Total Agland						156.180			9,578	9,578