



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:32:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300002952 Parcel ID 0000-03-27N-26W-4-001-00 Cadastral ID 0000-27N-26W-03-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13641 EELLS FAMILY TRUST % RUSTY MCGUIRE PO BOX 125 LAVERNE OK 73848-0000 Parcel Location Situs 327N26W41 Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 3 / 27 / 26 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
CONVERTED SHIPPING CONTAINER 6/17/2025																																																																																																																									
Legal Description Lat/Long: 36.85195959 -99.96732434 SEC. 3-27-26 S2SE4 BOOK 711 PAGE 642 TRUSTEES: ERIN PRINCE, DARIN TERRY, LORI CARNAGEY, AND RUSTY MCGUIRE					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 02/06/2026
 Time 06:32:34
 Page 2

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	1 - Low
Quality	1 - Low
Architecture	STG Storage Value
Style	100% Garage Conversion
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	320 / 320
Style	100% Garage Conversion
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	320
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 14

CONVERTED SHIPPING CONTAINER 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	62.57	Total Misc Impr	+ 2,718
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 28,923
Heat/Cool Adj	+ 0.00	Depreciation (18%)	- 5,206
Plumbing Adj	+ 14.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,717
Adj Base Cost	= 81.89	Lot Value	+ 5,000
Total Area	x 320	Indicated Value	= 28,717
Adjusted Cost	= 26,205	Value Per SqFt	89.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,717		
Lot Value	5,000		
Indicated Value	28,717	89.74	Per SqFt
Agland Value	10,633		
Site Improvements	3,406		
Total Value	42,756	133.61	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck	1555	17x10	2016	170	15.99	2,718



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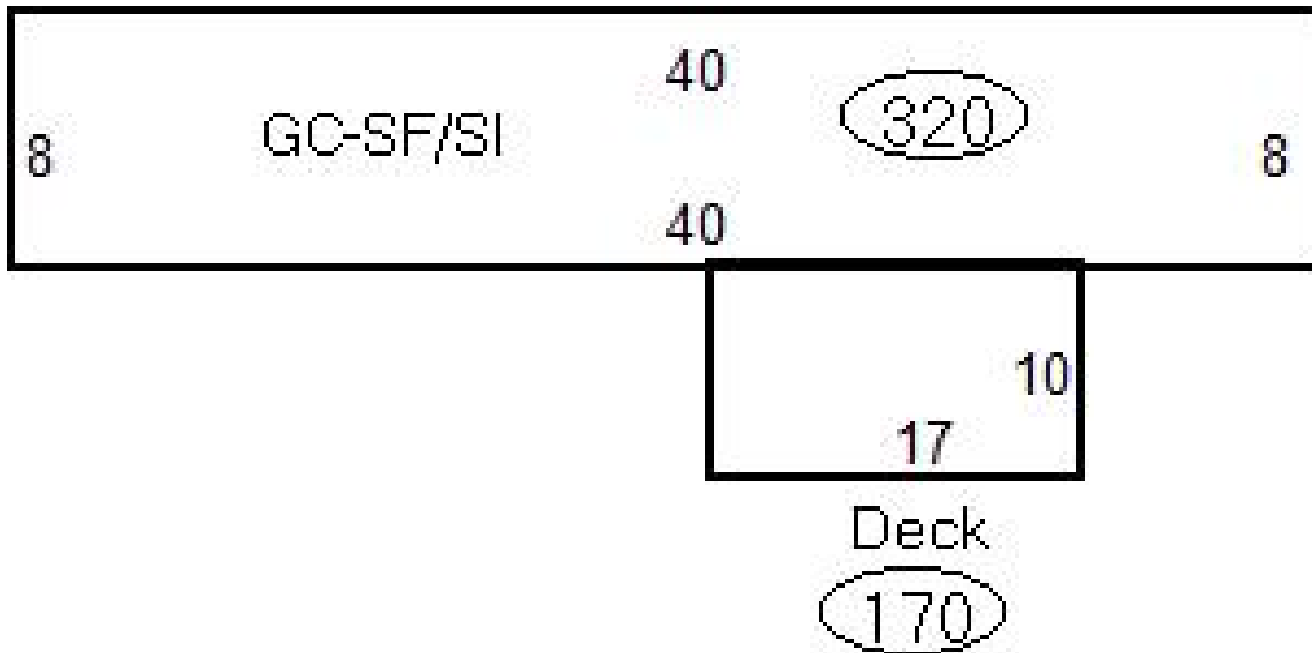
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Time 06:32:34
Page 3

Sketch Image

300002952



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		20	Deck	170	1.000	170
2	R	22	Slab	13	GC-SF/Sl	320	1.000	320
Total Building Area						320		320



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 Page 4

300002952

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage 2,400 BU	0x0x0	Dirt		2,400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
			0			
			0			
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,400)		3,888		3,888	3,110	778
	GBST	Grain Bin - Storage 2,400 BU	0x0x0	Dirt		2,400
	Qual	3	Cond 3	Year 1990	Eff Age 36	
			0			
			0			
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,400)		3,888		3,888	3,110	778
	SHDS	Shed - Small	12x12x8	Concrete	Galvanized Metal	144
	Qual	3	Cond 3	Year 1970	Eff Age 56	
			0			
			0			
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (20.62 x 144)		2,969		2,969	2,375	594
	SHDS	Shed - Small / METAL	25x25x10	Dirt	Galvanized Metal	625
	Qual	2	Cond 3	Year 1970	Eff Age 56	
			0			
			0			
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.05 x 625)		6,281		6,281	5,025	1,256



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Time 06:32:34
Page 5

Agland Inventory

300002952

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	NP	45			1.364	144	144	196	196
MD	MANSKER LOAM 1-3%	NP	39			.175	125	125	22	22
PA	PRATT BILLOWY	NP	48			34.547	154	154	5,306	5,306
PD	PRATT LOAMY HUMMOCKY	NP	31			28.141	99	99	2,792	2,792
RC	RICHFIELD COMPLEX	NP	49			14.774	157	157	2,317	2,317
NP Totals						79.000			10,633	10,633
Total Agland						79.000			10,633	10,633