



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 300003650 Parcel ID 0000-05-28N-25W-3-002-00 Cadastral ID 0000-28N-25W-05-3-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13926 MUNDELL, TERRY REVOCABLE TRUST & LOLA MUNDELL REVOCABLE TRUST 17857 E 4 RD ROSSTON OK 73855-0000 Parcel Location Situs 00568 174 RD N Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 5 / 28 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-05-28N-25W-3-002-00 06/18/251</p>																																																	
HOUSE/ENCLOSED PORCH 6/18/2025																																																						
Legal Description Lat/Long: 36.82908336 -99.77170723					Building Permits																																																	
SEC.5-28-25 NW4SW4 BOOK 764 PAGE 670 BOOK 764 PAGE 267 CORRECTION					<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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					764/670	MOORE, JOHN, ETAL &	11/29/2021	446,670	18																																													
					763/172	THOMAS, JAMES O.	09/15/2021	0	04																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>10,474</td> <td>10,474</td> <td>12%</td> <td>1,257</td> <td>Assessed</td> <td>3,413 229.32</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>28,394</td> <td>17,970</td> <td> </td> <td>2,156</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>38,868</td> <td>28,444</td> <td>3,413</td> <td>Total Taxable</td> <td>3,413</td> <td>229.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2022	Land Value	10,474	10,474	12%	1,257	Assessed	3,413 229.32	Year Frozen		Improvements	28,394	17,970		2,156	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00	TIF Project ID	0	Total Value	38,868	28,444	3,413	Total Taxable	3,413	229.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300003650	MUNDELL, TERRY REVOCABLE TRUST &	101	38,868	0	3,314	223.00																																															
2024	2024-300003650	MUNDELL, TERRY REVOCABLE TRUST &	101	40,173	0	3,218	214.00																																															
2023	2023-300003650	MUNDELL, TERRY REVOCABLE TRUST &	101	36,672	0	3,124	210.00																																															
2022	2022-300003650	MUNDELL, TERRY & LOLA REV TRUST	101	25,274	0	3,033	205.00																																															
2021	2021-300003650	MOORE, JOHN, ETAL	101	32,801	0	2,820	195.00																																															
2020	2020-300003650	THOMAS, JAMES O.	101	32,801	0	2,739	186.00																																															
2019	2019-0003650	THOMAS, JAMES O.	101	32,801		2,658	159.00																																															
2018	2018-0003650	THOMAS, JAMES O.	101	32,801		2,581	154.00																																															
2017	2017-0003650	THOMAS, JAMES O.	101	31,640		2,506	150.00																																															
2016	2016-0003650	THOMAS, JAMES O.	101	31,640		2,434	145.00																																															
2015	2015-0003650	THOMAS, JAMES O.	101	30,932		2,363	141.00																																															
2014	2014-0003650	THOMAS, JAMES O.	101	29,853		2,293	137.00																																															
2013	2013-0003650	THOMAS, JAMES O.	101	28,505		2,226	133.00																																															



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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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	605 / 605
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1920 / 106

0000-05-28N-25W-3-002-00	06/18/25
HOUSE/ENCLOSED PORCH	6/18/2025

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	104.74	Total Misc Impr	+ 22,299
Roofing Adj	+ 5.82	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 93,187
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 74,550
Plumbing Adj	+ 4.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,637
Adj Base Cost	= 117.17	Lot Value	+ 5,000
Total Area	x 605	Indicated Value	= 23,637
Adjusted Cost	= 70,888	Value Per SqFt	39.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,637		
Lot Value	5,000		
Indicated Value	23,637	39.07	Per SqFt
Agland Value	5,474		
Site Improvements	9,877		
Total Value	38,988	64.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	1765	18x7		126	59.43		7,488
EPSW	Enclosed Porch - Solid Wall	1766	23x11		253	58.54		14,811



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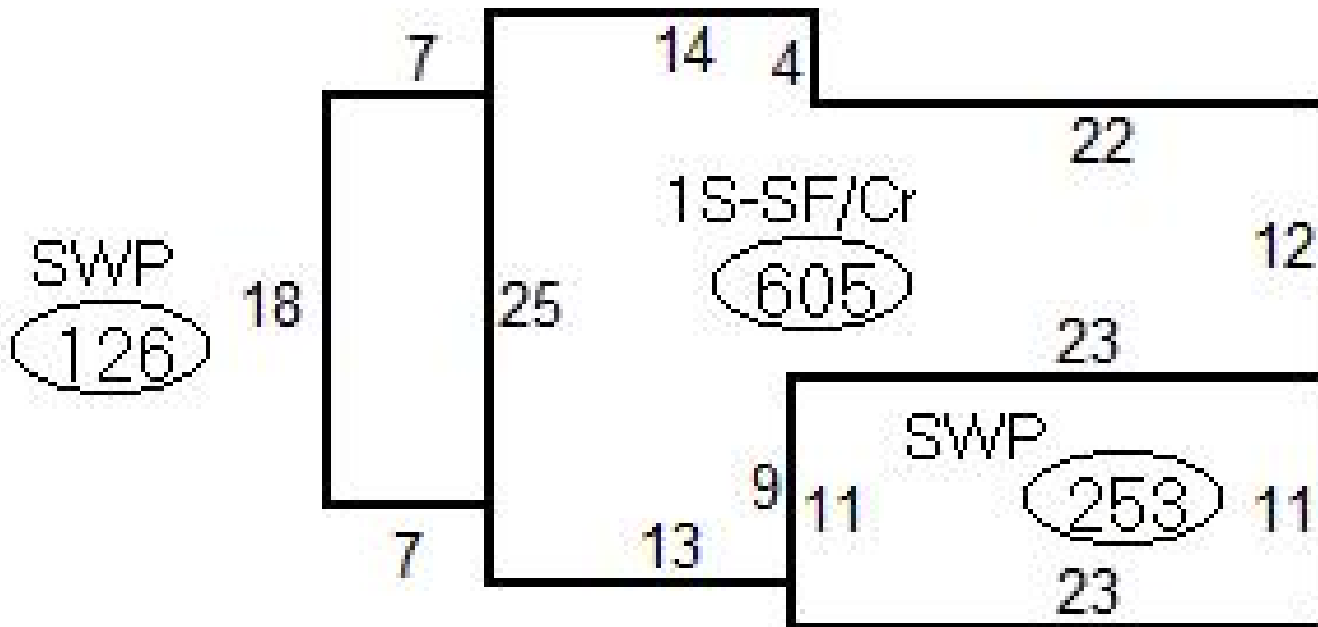
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Sketch Image

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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	605	1.000	605
2	M	EPSW		20	SWP	126	1.000	126
3	M	EPSW		20	SWP	253	1.000	253
Total Building Area						605		605



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	56x28x20		Galvanized Metal	1,568
	Qual	3	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.97 x 1,568)		28,177	28,177	22,542	5,635
	SHDS	Yard Shed - Metal	32x12x0		Galvanized Metal	384
	Qual	3	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 384)		6,716	6,716	5,373	1,343
	SHDS	Yard Shed - Wood	10x16x10		Galvanized Metal	160
	Qual	3	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.07 x 160)		3,371	3,371	2,697	674
	BNV	Building No Value GRAIN BIN NO ROOF	0x0x0		Dirt	
	Qual	3	Cond 2	Year 1960	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	GBST	Grain BinX2 - ea 1000 BU GRAIN	0x0x0			2,000
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)		3,240	3,240	2,592	648
	BNGP	Barn - General Purpose	60x30x10		Galvanized Metal	408
	Qual	3	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.32 x 408)		7,883	7,883	6,306	1,577



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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
LD	LOAMY ALLUVIAL LAND	NP	33			.845	106	106	89	89
MG	MANSKER-POTTER 5-20%	NP	15			11.582	48	48	556	556
QC	QUINLAN-WDWARD 5-12%	NP	14			5.766	45	45	258	258
SD	SPUR LOAM	NP	70			20.050	224	224	4,491	4,491
WB	WOODWARD 3-8%	NP	33			.757	106	106	80	80
NP Totals						39.000			5,474	5,474
Total Agland						39.000			5,474	5,474