




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 300003652 Parcel ID 0000-06-28N-25W-1-001-00 Cadastral ID 0000-28N-25W-06-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13931 BOND, ERIC L. RT 1 BOX 55-B KNOWLES OK 73844-0000 Parcel Location Situs 00547 NS 174 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 6 / 28 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					 <p>0000-06-28N-25W-1-001-00 06/18/25</p> <p>FRONT OF HOUSE A 6/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.82885041 -99.76894912 SEC.6-28-25 SE4NE4 BOOK 693 PAGE 335																																																																																																																									
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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>0000-06-28N-25W-1-001-00 06/18/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,716 / 3,716
Style	100% One Story
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	UPDATED -
Year/Eff Age	1920 / 101

FRONT OF HOUSE A 6/18/2025

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	74.51	Total Misc Impr	+ 17,936
Roofing Adj	+ 3.70	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 362,038
Heat/Cool Adj	+ 11.55	Depreciation (78%)	- 282,390
Plumbing Adj	+ 2.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,648
Adj Base Cost	= 92.60	Lot Value	+ 5,000
Total Area	x 3,716	Indicated Value	= 84,648
Adjusted Cost	= 344,102	Value Per SqFt	22.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,648		
Lot Value	5,000		
Indicated Value	84,648	22.78	Per SqFt
Agland Value	7,193		
Site Improvements	31,536		
Total Value	123,377	33.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	1769	474		474	22.73		10,774
EPKG	Enclosed Porch - Kneewall Glass	8126	20x12		240	29.84		7,162



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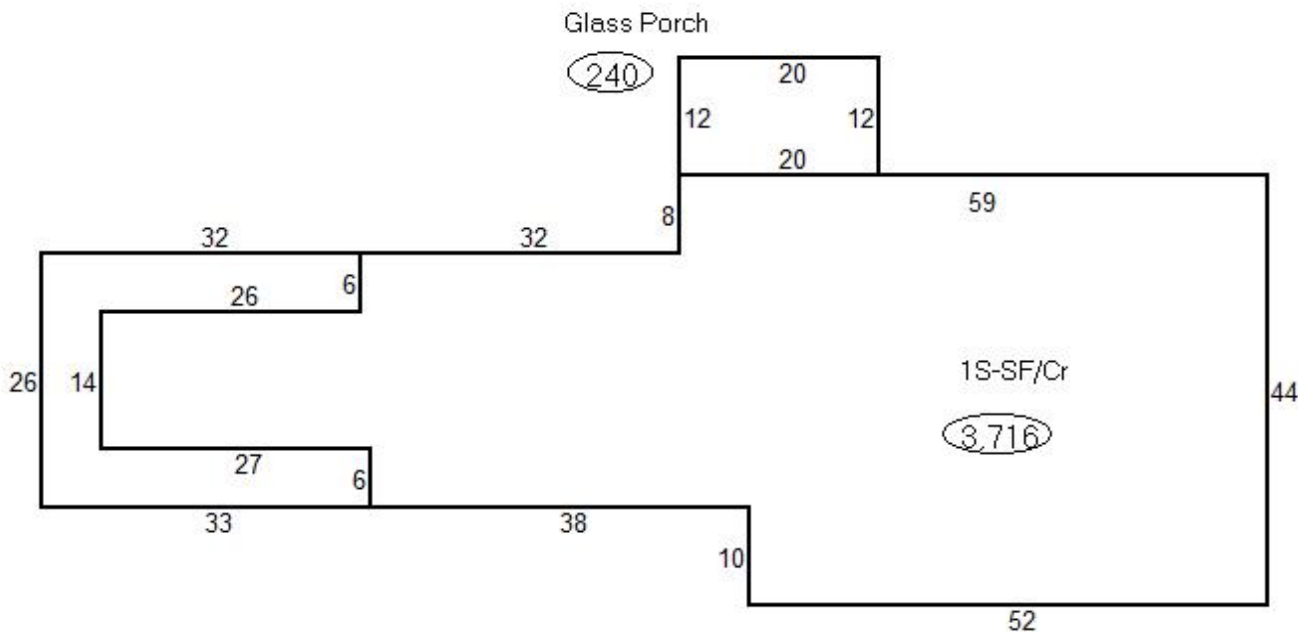
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Sketch Image

300003652



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	3,716	1.000	3,716
2	M	PRCH		20	PRCH	474	1.000	474
3	M	EPKG		20	Glass Porch	240	1.000	240
Total Building Area						3,716		3,716



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground in House	28x14x0			392
	Qual 3	Cond 3	Year 1993	Eff Age	33	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (45.43 x 392)	17,809		17,809	14,247
	SHDS	Yard Shed - Metal	10x12x0			120
	Qual 3	Cond 3	Year 1990	Eff Age	36	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (22.67 x 120)	2,720		2,720	2,176
	UTIL	Utility Building	45x30x10	Dirt	Galvanized Metal	1,350
	Qual 3	Cond 3	Year 1990	Eff Age	36	
		Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
		Base Cost (20.09 x 1,350)	27,122		27,122	16,816
	HAYS	Hay Shed Open Sides	60x40x0		Galvanized Metal	2,400
	Qual 3	Cond 3	Year 1970	Eff Age	56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.16 x 2,400)	17,184		17,184	13,747
	GBST	Grain Bin 3300 BU GRAINARY	0x0x0			3,300
	Qual 3	Cond 3	Year 1970	Eff Age	56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 3,300)	5,346		5,346	4,277
	GBST	Grain Bin 3000 BU GRAINARY	0x0x0			3,000
	Qual 3	Cond 3	Year 1970	Eff Age	56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 3,000)	4,860		4,860	3,888
	SHDS	Yard Shed - Metal	20x28x0			560
	Qual 3	Cond 3	Year 1960	Eff Age	66	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.31 x 560)	9,694		9,694	7,755



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal Roof	18x28x0		Galvanized Metal	504	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 504)		8,724		8,724	6,979	1,745
	SHDS	Yard Shed - Metal	14x42x0		Galvanized Metal	588	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.90 x 588)		9,937		9,937	7,950	1,987
	SHDS	Shed - Small	30x48x0		Galvanized Metal	1,440	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 1,440)		24,926		24,926	19,941	4,985
	GBST	Grain Bin 1000 BU GRAINARY	0x0x0			1,000	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 1,000)		1,620		1,620	1,296	324
	LOAF	Loafing Shed	40x14x8		Galvanized Metal	560	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.95 x 560)		3,332		3,332	2,666	666



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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
CB	CAREY SILT 3-5%	NP	41			9.411	131	131	1,235	1,235
LD	LOAMY ALLUVIAL LAND	NP	33			5.576	106	106	589	589
QC	QUINLAN-WDWARD 5-12%	NP	14			.058	45	45	3	3
SD	SPUR LOAM	NP	70			23.955	224	224	5,366	5,366
NP Totals						39.000			7,193	7,193
Total Agland						39.000			7,193	7,193