



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 300003709 <b>Parcel ID</b> 0000-16-28N-25W-2-001-00 <b>Cadastral ID</b> 0000-28N-25W-16-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13954 GILLISPIE, LUANN E. & AMY LU SHUMAN  PO BOX 94 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00750 NS 175 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 16 / 28 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 6/18/2025</p>																								
<b>Legal Description</b> Lat/Long: 36.83969917 -99.63153480 SEC. 16-28-25 TRACT IN THE SE4 OF THE NW4 FINAL DECREE																													
<b>Exemptions</b>					<b>Building Permits</b>																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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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/	GILLISPIE, LUANN E. &																												
<b>Parcel Valuation</b>																													
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>																				
<b>Remove Cap</b>	2020	<b>Land Value</b>	8,382	8,382	12%	1,006	<b>Assessed</b>	7,230	485.78																				
<b>Year Frozen</b>		<b>Improvements</b>	79,829	51,867		6,224	<b>Penalty</b>	0																					
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																				
<b>TIF Project ID</b>	0	<b>Total Value</b>	88,211	60,249		7,230	<b>Total Taxable</b>	7,230	486.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-300003709	GILLISPIE, LUANN E. &			101	88,211	0	7,020	472.00																				
2024	2024-300003709	GILLISPIE, LUANN E. &			101	90,427	0	6,814	453.00																				
2023	2023-300003709	GILLISPIE, LUANN E. &			101	82,778	0	6,617	444.00																				
2022	2022-300003709	GILLISPIE, LUANN E. &			101	71,088	0	6,424	435.00																				
2021	2021-300003709	GILLISPIE, LUANN E. &			101	51,974	0	6,237	431.00																				
2020	2020-300003709	GILLISPIE, LUANN E. &			101	51,974	0	6,237	422.00																				
2019	2019-0003709	GILLISPIE, LUANN E. &			101	51,974		6,237	372.00																				
2018	2018-0003709	TERBUSH, VICTOR L.			101	68,702		5,899	352.00																				
2017	2017-0003709	TERBUSH, VICTOR L.			101	66,031		5,697	340.00																				
2016	2016-0003709	TERBUSH, VICTOR L.			101	66,853		5,503	328.00																				
2015	2015-0003709	TERBUSH, VICTOR L.			101	66,174		5,314	317.00																				
2014	2014-0003709	TERBUSH, VICTOR L.			101	64,423		5,130	306.00																				
2013	2013-0003709	TERBUSH, VICTOR L.			101	69,795		4,951	295.00																				



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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>0000-16-28N-25W-2-001-00 06/18/25</p>

FRONT OF HOUSE

6/18/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Plywood or Hardboard 12% Veneer, N
Base/Total Area	920 / 920
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	764 Total, 764 Partition
Garage Type	286 Built-In Garage
Remodel	
Year/Eff Age	1969 / 57

### 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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	61,018		
Lot Value	6,500		
Indicated Value	67,518	73.39	Per SqFt
Agland Value	1,882		
Site Improvements	19,503		
Total Value	88,903	96.63	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.71	Total Misc Impr	+ 3,692
Roofing Adj	+ 4.52	Garage Cost	+ 7,818
Subfloor Adj	+ 0.00	Total RCN	= 152,546
Heat/Cool Adj	+ 10.77	Depreciation ( 60%)	- 91,528
Plumbing Adj	+ 10.65	Lump Sums	+ 0
Basement Adj	+ 32.65	RCNLD	= 61,018
Adj Base Cost	= 153.30	Lot Value	+ 6,500
Total Area	x 920	Indicated Value	= 67,518
Adjusted Cost	= 141,036	Value Per SqFt	73.39

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1	1	1,874.09		1,874
PRCH	Slab Porch - Covered	1782	20x4		80	22.73		1,818



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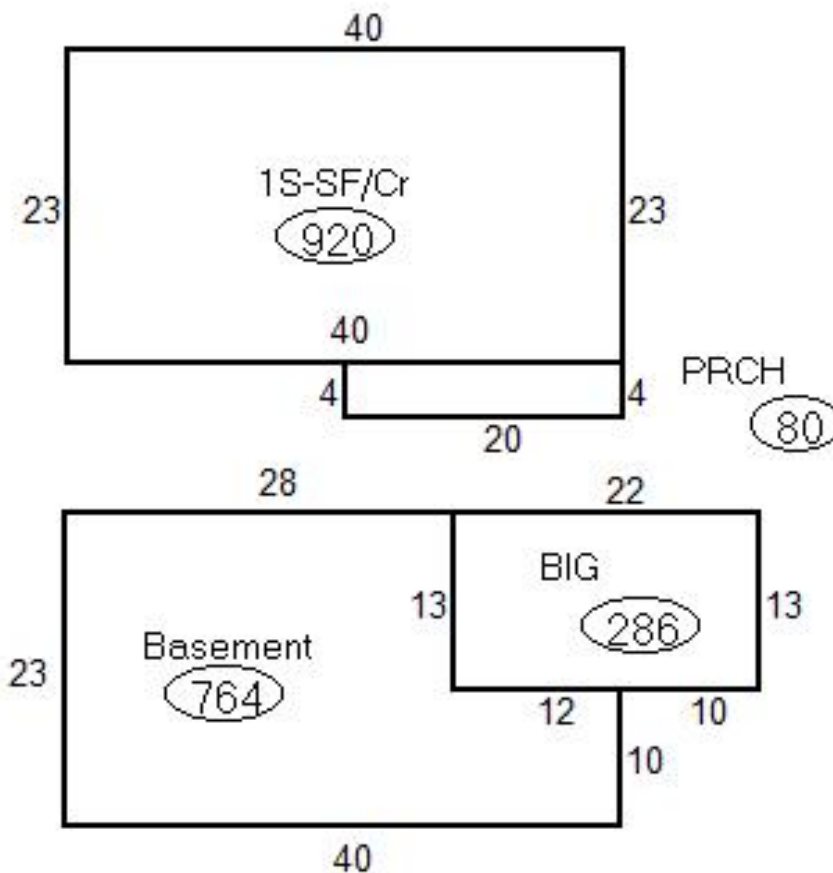
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Sketch Image

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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	920	1.000	920
2	M	PRCH		20	PRCH	80	1.000	80
3	B			20	Basement	764	1.000	764
4	G	8		20	BIG	286	1.000	286
<b>Total Building Area</b>						920		920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed/Older-not listed	30x10x10		Formed Metal	300	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.65 x 300)	1,695		1,695	85	1,610
	SHDS	Yard Shed - Metal Far East	10x12x8		Galvanized Metal	120	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (21.43 x 120)	2,572		2,572	2,058	514
	SHDS	Shed, Metal by Bin	32x30x0		Formed Metal	960	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (17.53 x 960)	16,829		16,829	13,463	3,366
	SHDS	Shed Wood STUCCO WTH METAL DOOR	24x30x0		Formed Metal	720	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (19.87 x 720)	14,306		14,306	11,445	2,861
	SHDS	Shed, Metal Roof / Stucco Dog House	15x10x6		Galvanized Metal	150	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.79 x 150)	3,719		3,719	2,975	744
	SHDS	Yard Shed - Metal Dog Pen	15x7x5		Galvanized Metal	105	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (23.43 x 105)	2,460		2,460	1,968	492
	SHDS	Yard Shed - Metal Roof/Lap	15x10x8		Galvanized Metal	150	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (21.60 x 150)	3,240		3,240	2,592	648



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Equipment Shed EAST SIDE	48x34x12		Galvanized Metal	1,632
	Qual	3	Cond 3	Year 1960	Eff Age 66	
				0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (23.15 x 1,632)		37,781		37,781	30,225	7,556
	LNT0	Ag. Lean-To OPEN FACE SHED	48x20x0		Galvanized Metal	960
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.54 x 960)		5,318		5,318	4,254
	GBST	Grain Bin 2000 BU GRAINARY	0x0x0			2,000
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 2,000)		3,240		3,240	2,592



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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			4.854	106	106	513	513
MG	MANSKER-POTTER 5-20%	NP	15			3.782	48	48	182	182
QC	QUINLAN-WDWARD 5-12%	NP	14			1.658	45	45	74	74
TA	TIPTON SILT 0-1%	NP	60			1.849	192	192	355	355
WB	WOODWARD 3-8%	NP	33			1.380	106	106	146	146
YA	YAHOLA FINE SANDY	NP	55			3.478	176	176	612	612
<b>NP Totals</b>						17.000			1,882	1,882
<b>Total Agland</b>						17.000			1,882	1,882