



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 300003730 Parcel ID 0000-20-28N-25W-3-001-00 Cadastral ID 0000-28N-25W-20-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 25489 DOMER, COLLIN M. AND TAWNI D. DOMER 17411 E 9 RD ROSSTON OK 73855- Parcel Location Situs 17411 E 9 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 20 / 28 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-20-28N-25W-3-001-00 06/18/25</p> <p>FRONT OF HOUSE 6/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.83900032 -99.63280263 SEC.20-28-25 SW4 BOOK 779 PAGE 802																																																																																																																									
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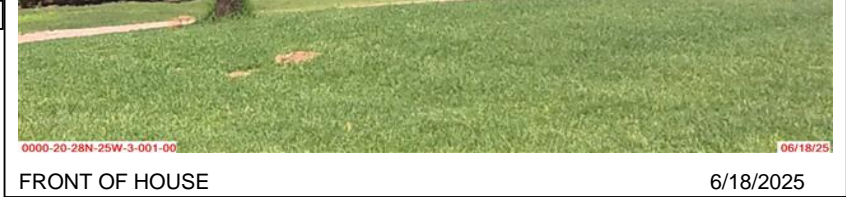
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	2,565 / 2,565
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	960 Detached Garage - Unfinished 24 Stalls
Remodel	
Year/Eff Age	1952 / 74



FRONT OF HOUSE 6/18/2025

Cost Approach		Manual :	
Base Cost	74.13	Total Misc Impr	+ 4,783
Roofing Adj	+ 4.17	Garage Cost	+ 31,816
Subfloor Adj	+ 0.00	Total RCN	= 274,862
Heat/Cool Adj	+ 10.77	Depreciation (73%)	- 200,649
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,213
Adj Base Cost	= 92.89	Lot Value	+ 5,000
Total Area	x 2,565	Indicated Value	= 79,213
Adjusted Cost	= 238,263	Value Per SqFt	30.88

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	74,213	
Lot Value	5,000	
Indicated Value	79,213	30.88 Per SqFt
Agland Value	10,933	
Site Improvements	13,771	
Total Value	103,917	40.51 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0	1	1	1	4,783.32		4,783



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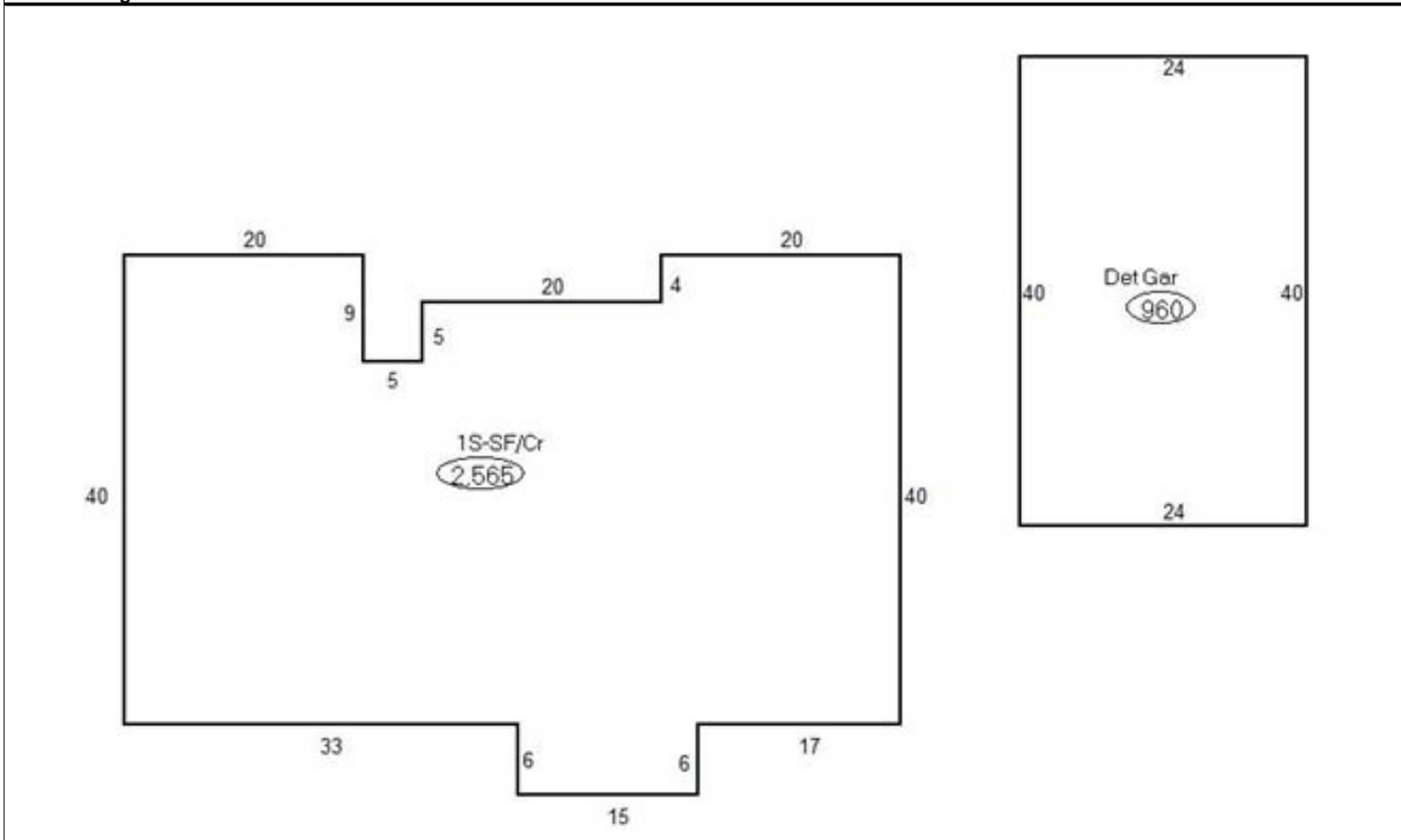
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	2,565	1.000	2,565
2	G	2		13	Det Gar	960	1.000	960
Total Building Area						2,565		2,565



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small STORAGE CONTAINER	20x8x0		Formed Metal	160	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (22.81 x 160)		3,650		3,650	183	3,467
	UTIL	Utility Building	20x40x12		Galvanized Metal	800	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (25.68 x 800)		20,544		20,544	11,916	8,628
	GBST	Grain Bin 3500 BU	0x0x0			3,500	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 3,500)		5,670		5,670	4,423	1,247
	ASC	Awning/Shelter/Carport IN PENS	20x15x0		Galvanized Metal	300	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.09 x 300)		1,227		1,227	982	245
	ASC	Awning/Shelter/Carport OVER WORKING AREA	15x15x0		Formed Metal	225	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.09 x 225)		920		920	736	184



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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
DA	DALHART 1-3%	NP	50			13.813	160	160	2,210	2,210
DB	DALHART 3-5%	NP	42			11.400	134	134	1,532	1,532
MA	MANSIC CLAY 0-1%	NP	51			.081	163	163	13	13
MD	MANSKER LOAM 1-3%	NP	39			6.348	125	125	792	792
ME	MANSKER LOAM 3-5%	NP	31			5.308	99	99	527	527
MG	MANSKER-POTTER 5-20%	NP	15			106.892	48	48	5,131	5,131
OA	OTERO LOAMY SAND	NP	15			15.157	48	48	728	728
NP Totals						159.000			10,933	10,933
Total Agland						159.000			10,933	10,933