




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:44:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300003773 Parcel ID 0000-30-28N-25W-2-001-00 Cadastral ID 0000-28N-25W-30-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 13971 BAKER, ERWIN EUGENE & KARALEE RUTH BAKER 17206 E 8 RD GATE OK 73844-0000 Parcel Location Situs 00936 N 174 RD Subdivision Lot/Block / Parcel Size 156 - Acres Sec/Twn/Rng 30 / 28 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 6/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.96219287 -99.93576987 SEC.30-28-25 LOTS 1-2; E2NW4 BOOK 581 PAGE 802																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<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						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BAKER, ERWIN EUGENE &</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BAKER, ERWIN EUGENE &																																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BAKER, ERWIN EUGENE &																																																																																																																								
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> </td> <td>24,667</td> <td>24,667</td> <td>12%</td> <td>2,960</td> <td>Assessed</td> <td>8,327</td> <td>559.49</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>47,263</td> <td>44,722</td> <td> </td> <td>5,367</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>71,930</td> <td>69,389</td> <td> </td> <td>8,327</td> <td>Total Taxable</td> <td>8,327</td> <td>559.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		24,667	24,667	12%	2,960	Assessed	8,327	559.49	Year Frozen		47,263	44,722		5,367	Penalty	0		Uncapped Value	0	0	0		0	Exemption	0	0.00	TIF Project ID	0	71,930	69,389		8,327	Total Taxable	8,327	559.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		24,667	24,667	12%	2,960	Assessed	8,327	559.49																																																																																																																	
Year Frozen		47,263	44,722		5,367	Penalty	0																																																																																																																		
Uncapped Value	0	0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	71,930	69,389		8,327	Total Taxable	8,327	559.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>71,930</td><td>0</td><td>8,084</td><td>543.00</td></tr> <tr><td>2024</td><td>2024-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>74,155</td><td>0</td><td>7,849</td><td>522.00</td></tr> <tr><td>2023</td><td>2023-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>69,529</td><td>0</td><td>7,620</td><td>512.00</td></tr> <tr><td>2022</td><td>2022-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>66,268</td><td>0</td><td>7,399</td><td>501.00</td></tr> <tr><td>2021</td><td>2021-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>63,969</td><td>0</td><td>7,183</td><td>496.00</td></tr> <tr><td>2020</td><td>2020-300003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>63,969</td><td>0</td><td>6,973</td><td>472.00</td></tr> <tr><td>2019</td><td>2019-0003773</td><td>BAKER, ERWIN EUGENE &</td><td>101</td><td>64,370</td><td> </td><td>6,771</td><td>404.00</td></tr> <tr><td>2018</td><td>2018-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>64,670</td><td> </td><td>6,574</td><td>392.00</td></tr> <tr><td>2017</td><td>2017-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>64,056</td><td> </td><td>6,382</td><td>381.00</td></tr> <tr><td>2016</td><td>2016-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>64,356</td><td> </td><td>6,196</td><td>370.00</td></tr> <tr><td>2015</td><td>2015-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>63,942</td><td> </td><td>6,015</td><td>359.00</td></tr> <tr><td>2014</td><td>2014-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>63,064</td><td> </td><td>5,841</td><td>349.00</td></tr> <tr><td>2013</td><td>2013-0003773</td><td>BAKER, ERWIN EUGENE AND</td><td>101</td><td>54,851</td><td> </td><td>5,670</td><td>338.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300003773	BAKER, ERWIN EUGENE &	101	71,930	0	8,084	543.00	2024	2024-300003773	BAKER, ERWIN EUGENE &	101	74,155	0	7,849	522.00	2023	2023-300003773	BAKER, ERWIN EUGENE &	101	69,529	0	7,620	512.00	2022	2022-300003773	BAKER, ERWIN EUGENE &	101	66,268	0	7,399	501.00	2021	2021-300003773	BAKER, ERWIN EUGENE &	101	63,969	0	7,183	496.00	2020	2020-300003773	BAKER, ERWIN EUGENE &	101	63,969	0	6,973	472.00	2019	2019-0003773	BAKER, ERWIN EUGENE &	101	64,370		6,771	404.00	2018	2018-0003773	BAKER, ERWIN EUGENE AND	101	64,670		6,574	392.00	2017	2017-0003773	BAKER, ERWIN EUGENE AND	101	64,056		6,382	381.00	2016	2016-0003773	BAKER, ERWIN EUGENE AND	101	64,356		6,196	370.00	2015	2015-0003773	BAKER, ERWIN EUGENE AND	101	63,942		6,015	359.00	2014	2014-0003773	BAKER, ERWIN EUGENE AND	101	63,064		5,841	349.00	2013	2013-0003773	BAKER, ERWIN EUGENE AND	101	54,851		5,670	338.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300003773	BAKER, ERWIN EUGENE &	101	71,930	0	8,084	543.00																																																																																																																		
2024	2024-300003773	BAKER, ERWIN EUGENE &	101	74,155	0	7,849	522.00																																																																																																																		
2023	2023-300003773	BAKER, ERWIN EUGENE &	101	69,529	0	7,620	512.00																																																																																																																		
2022	2022-300003773	BAKER, ERWIN EUGENE &	101	66,268	0	7,399	501.00																																																																																																																		
2021	2021-300003773	BAKER, ERWIN EUGENE &	101	63,969	0	7,183	496.00																																																																																																																		
2020	2020-300003773	BAKER, ERWIN EUGENE &	101	63,969	0	6,973	472.00																																																																																																																		
2019	2019-0003773	BAKER, ERWIN EUGENE &	101	64,370		6,771	404.00																																																																																																																		
2018	2018-0003773	BAKER, ERWIN EUGENE AND	101	64,670		6,574	392.00																																																																																																																		
2017	2017-0003773	BAKER, ERWIN EUGENE AND	101	64,056		6,382	381.00																																																																																																																		
2016	2016-0003773	BAKER, ERWIN EUGENE AND	101	64,356		6,196	370.00																																																																																																																		
2015	2015-0003773	BAKER, ERWIN EUGENE AND	101	63,942		6,015	359.00																																																																																																																		
2014	2014-0003773	BAKER, ERWIN EUGENE AND	101	63,064		5,841	349.00																																																																																																																		
2013	2013-0003773	BAKER, ERWIN EUGENE AND	101	54,851		5,670	338.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:44:04
 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		 <p>0000-30-28N-25W-2-001-00 06/18/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 77

FRONT OF HOUSE 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	92.63	Total Misc Impr	+ 411
Roofing Adj	+ 4.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 112,301
Heat/Cool Adj	+ 1.73	Depreciation (70%)	- 78,611
Plumbing Adj	+ 2.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,690
Adj Base Cost	= 101.35	Lot Value	+ 5,000
Total Area	x 1,104	Indicated Value	= 38,690
Adjusted Cost	= 111,890	Value Per SqFt	35.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,690		
Lot Value	5,000		
Indicated Value	38,690	35.05	Per SqFt
Agland Value	19,667		
Site Improvements	13,859		
Total Value	72,216	65.41	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	1805	7x6		42	9.78	411



Harper

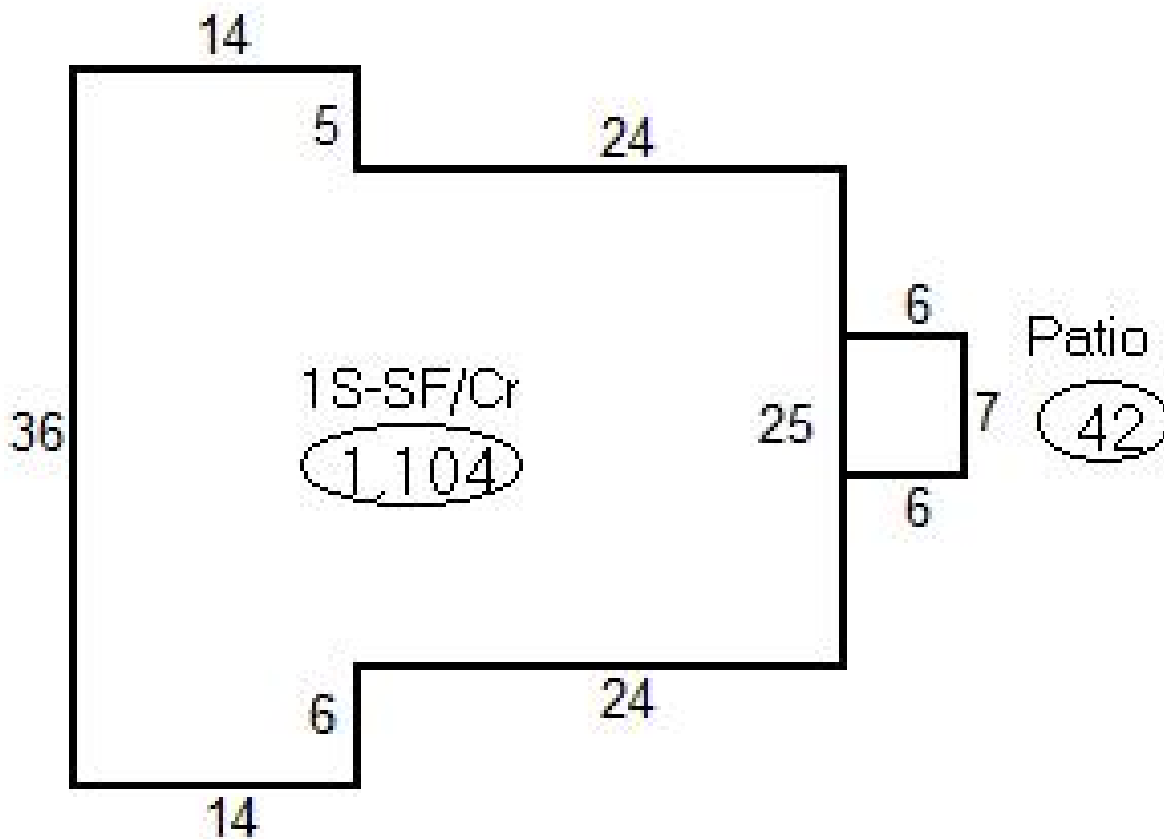
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:04
Page 3

Sketch Image

300003773



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,104	1.000	1,104
2	M	PATO		20	Patio	42	1.000	42
Total Building Area						1,104		1,104



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026

Time 06:44:05

Page 4

300003773

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - METAL ATTACHED TO BARN	20x20x0		Galvanized Metal	400	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (18.07 x 400)	7,228		7,228	4,409	2,819
	GBST	Grain Bin - Storage X4	0x0x0			4,000	
	Qual	2	Cond 2	Year 2005	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
		Base Cost (1.44 x 4,000)	5,760		5,760	3,917	1,843
	SHDS	Yard Shed - Wood	20x10x0		Galvanized Metal	200	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.41 x 200)	3,282		3,282	2,626	656
	SHDS	Shed - Small OLD BARN	30x32x0		Galvanized Metal	960	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (14.42 x 960)	13,843		13,843	11,074	2,769
	GRDT	Garage - Detached	30x20x0		Galvanized Metal	600	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
		Base Cost (21.61 x 600)	12,966		12,966	9,206	3,760
	SHDS	Yard Shed - Wood	34x15x0		Composition Shingle	510	
	Qual	2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.85 x 510)	7,064		7,064	5,651	1,413
	LNT0	Lean To - Attached	30x15x0		Galvanized Metal	450	
	Qual	2	Cond 1	Year 1985	Eff Age 57		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.66 x 450)	2,997		2,997	2,398	599



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:05
Page 5

300003773

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Loafing Shed	88x9x0		Galvanized Metal	792
	Qual 2	Cond 1	Year 1985	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x 792)						



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:44:05
Page 6

Agland Inventory

300003773

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	CR	15			7.592	76	76	580	580
MG	MANSKER-POTTER 5-20%	NP	15			36.855	48	48	1,769	1,769
MG	MANSKER-POTTER 5-20%	IP	15			36.855	59	59	2,178	2,178
PD	PRATT LOAMY HUMMOCKY	CR	31			.576	158	158	91	91
TB	TIPTON SILT 1-3%	CR	52			17.310	265	265	4,582	4,582
TB	TIPTON SILT 1-3%	NP	52			18.341	166	166	3,052	3,052
TB	TIPTON SILT 1-3%	IP	52			18.341	205	205	3,758	3,758
TC	TIPTON SILT 3-5%	CR	42			12.349	214	214	2,640	2,640
TC	TIPTON SILT 3-5%	NP	42			3.390	134	134	456	456
TC	TIPTON SILT 3-5%	IP	42			3.390	165	165	561	561
IP Totals						155.000			19,667	19,667
Total Agland						155.000			19,667	19,667