



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:44:25  
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Assessment Data					Primary Image																								
<b>Account</b> 300003797 <b>Parcel ID</b> 0000-35-28N-25W-4-001-00 <b>Cadastral ID</b> 0000-28N-25W-35-4-001-00 <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> 25772 SHAFFER, JAMES E. LIVING TRUST, U/A (THE) JAMES ERIC SHAFFER-TRUSTEE  P O BOX 617 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 3528N25W41 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 35 / 28 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					No Image On File																								
<b>Legal Description</b> Lat/Long: 36.83747335 -99.85004347					<b>Building Permits</b>																								
SEC. 35-28-25 S2SE4 BOOK 789 PAGE 116					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
					790/123	SHAFFER, JAMES ERIC	05/20/2025		04																				
					789/116	SHAFFER FARMS LIVING TRUST (THE	04/15/2025		04																				
					784/676	SHAFFER, JAMES R	09/27/2024	0	04																				
					775/438	SHAFFER, JAMES R. &	05/08/2023		04																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>	<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>	<b>Land Value</b>	12,972	12,972	12%	1,557	<b>Assessed</b>	1,557	104.61																					
<b>Year Frozen</b>	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0																						
<b>Uncapped Value</b>	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																					
<b>TIF Project ID</b>	<b>Total Value</b>	12,972	12,972		1,557	<b>Total Taxable</b>	1,557	105.00																					
<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	2025-300003797	SHAFFER, JAMES E. LIVING TRUST, U/A (THE)			101	12,972	0	1,557	105.00																				
2024	2024-300003797	SHAFFER FARMS LIVING TRUST (THE)			101	12,972	0	1,557	104.00																				
2023	2023-300003797	SHAFFER, BONNIE &			101	12,972	0	1,557	105.00																				
2022	2022-300003797	SHAFFER, BONNIE &			101	13,016	0	1,562	106.00																				
2021	2021-300003797	SHAFFER, BONNIE AND			101	13,016	0	1,562	108.00																				
2020	2020-300003797	SHAFFER, BONNIE AND			101	13,016	0	1,562	106.00																				
2019	2019-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2018	2018-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2017	2017-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2016	2016-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2015	2015-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2014	2014-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				
2013	2013-0003797	SHAFFER, BONNIE AND			101	13,016		1,562	93.00																				



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<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<b>GRM Approach</b> GRM Code Gross Rent Indicated Value  <b>Multiple Regression</b> MRA Code Adjusted R Indicated Value  <b>Direct Comparables</b> Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value  <b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 10,043 Site Improvements Total Value 10,043 0.00 Total Value Per SqFt				
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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### Agland Inventory

300003797

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MA	MANSIC CLAY 0-1%	IP	51			.860	201	201	173	173
MD	MANSKER LOAM 1-3%	IP	39			11.993	154	154	1,843	1,843
ME	MANSKER LOAM 3-5%	IP	31			13.442	122	122	1,642	1,642
MF	MANSKER-POTTER3-5%	IP	25			.028	99	99	3	3
MG	MANSKER-POTTER 5-20%	IP	15			21.108	59	59	1,247	1,247
PB	PRATT HUMMOCKY	IP	40			32.514	158	158	5,124	5,124
PB	PRATT HUMMOCKY	CR	40			.055	204	204	11	11
<b>CR Totals</b>						80.000			10,043	10,043
<b>Total Agland</b>						80.000			10,043	10,043