



# 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	300003854													
Parcel ID	0000-24-28N-26W-2-001-00													
Cadastral ID	0000-28N-26W-24-2-001-00													
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	17206 E 8 RD													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	24 / 28 / 26 / 2													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.97828991 -99.97704810														
SEC.24-28-26 NW4 BOOK 582 PAGE 542														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	582/542	ALLEN, ALICE F.	03/10/2003	112,000	MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	41,689	41,689	12%	5,003	Assessed	14,729	989.64					
Year Frozen		Improvements	81,052	81,052		9,726	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-68.00					
TIF Project ID	0	Total Value	122,741	122,741		14,729	Total Taxable	13,729	922.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003854	BAKER, ERWIN EUGENE &	101	122,741	1000	13,610	914.00							
2024	2024-300003854	BAKER, ERWIN EUGENE &	101	127,549	1000	13,185	877.00							
2023	2023-300003854	BAKER, ERWIN EUGENE &	101	123,879	1000	12,772	858.00							
2022	2022-300003854	BAKER, ERWIN EUGENE &	101	115,637	1000	12,370	837.00							
2021	2021-300003854	BAKER, ERWIN EUGENE &	101	116,732	1000	11,981	827.00							
2020	2020-300003854	BAKER, ERWIN EUGENE &	101	116,732	1000	11,603	786.00							
2019	2019-0003854	BAKER, ERWIN EUGENE &	101	116,732		11,236	671.00							
2018	2018-0003854	BAKER, ERWIN EUGENE AND	101	116,732		10,880	649.00							
2017	2017-0003854	BAKER, ERWIN EUGENE AND	101	112,206		10,534	629.00							
2016	2016-0003854	BAKER, ERWIN EUGENE AND	101	112,206		10,197	609.00							
2015	2015-0003854	BAKER, ERWIN EUGENE AND	101	101,305		9,871	589.00							
2014	2014-0003854	BAKER, ERWIN EUGENE AND	101	97,410		9,555	570.00							
2013	2013-0003854	BAKER, ERWIN EUGENE AND	101	94,456		8,897	531.00							



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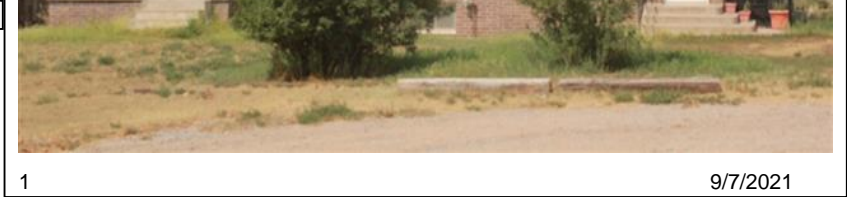
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-24-28N-26W-2-001-00 9/2/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,420 / 2,130
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	1,420 Total, 1,420 Partition
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 81



1 9/7/2021

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	87.18	Total Misc Impr	+ 6,777
Roofing Adj	+ 4.15	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 314,626
Heat/Cool Adj	+ 13.89	Depreciation ( 79%)	- 248,555
Plumbing Adj	+ 4.56	Lump Sums	+ 0
Basement Adj	+ 34.75	RCNLD	= 66,071
Adj Base Cost	= 144.53	Lot Value	+ 5,750
Total Area	x 2,130	Indicated Value	= 71,821
Adjusted Cost	= 307,849	Value Per SqFt	33.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,071		
Lot Value	5,750		
Indicated Value	71,821	33.72	Per SqFt
Agland Value	35,939		
Site Improvements	12,740		
Total Value	120,500	56.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	1837	234		234	27.39		6,409
PATO	Slab Porch - Open	1839	6x5		30	12.25		368



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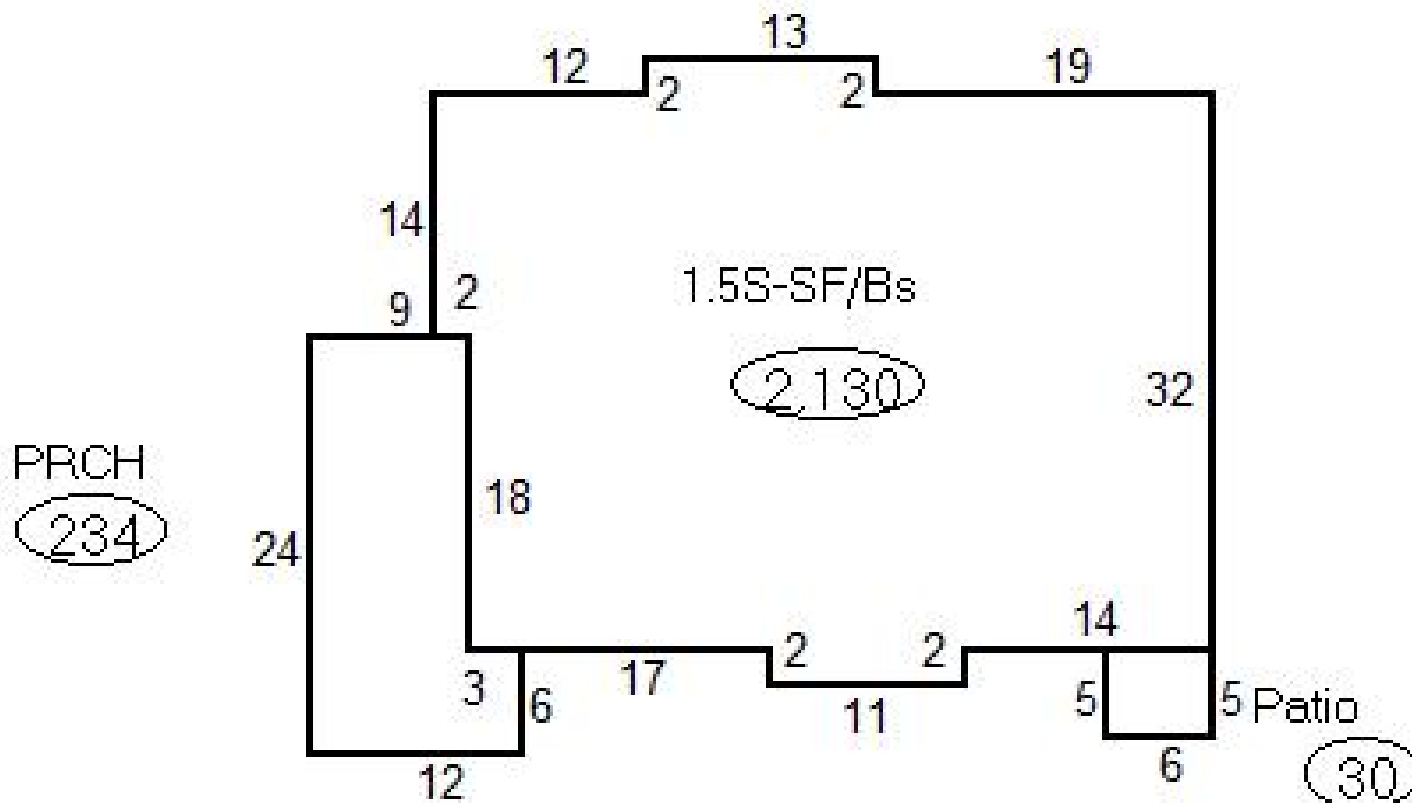
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	234	1.000	234
2	M	PATO		20	Patio	30	1.000	30
3	R	5	Basement	20	1.5S-SF/Bs	1,420	1.500	2,130
<b>Total Building Area</b>						1,420		2,130



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - brick	14x10x0		Formed Metal	140	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.23 x 140)		3,112		3,112	2,178	934
	GRDT	Garage - Detached	20x20x0		Formed Metal	400	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (38.34 x 400)		15,336		15,336	8,281	7,055
	SHDS	Shed, Wood	30x32x0		Galvanized Metal	960	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.02 x 960)		17,299		17,299	13,493	3,806
	GBST	Grain Bin 1 BIN 1000 BU	0x0x0			1,000	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.62 x 1,000)		1,620		1,620	1,264	356
	LNT0	Lean To - Attached / Cement Yard Shed	20x20x0			400	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.36 x 400)		2,944		2,944	2,355	589



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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
DB	DALHART 3-5%	CR	42			31.830	214	214	6,805	6,805
DB	DALHART 3-5%	NP	42			14.646	134	134	1,968	1,968
MB	MANSIC CLAY 1-3%	CR	45			21.605	229	229	4,949	4,949
RC	RICHFIELD COMPLEX	CR	49			87.658	249	249	21,863	21,863
RC	RICHFIELD COMPLEX	NP	49			2.261	157	157	354	354
<b>NP Totals</b>						158.000			35,939	35,939
<b>Total Agland</b>						158.000			35,939	35,939