




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 300003876 Parcel ID 0000-34-28N-26W-1-001-00 Cadastral ID 0000-28N-26W-34-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 14016 KIRKHART, TROY D. & NENA L. KIRKHART 17006 E 10 RD GATE OK 73844-0000 Parcel Location Situs 17006 E 10 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 34 / 28 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					 <p>0000-34-28N-26W-1-001-00 07/10/25</p> <p>FRONT OF HOUSE 7/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.82842216 -99.55628494 SEC.34-28-26 NE4 BOOK 557 PAGE 078																																																																																																																									
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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		 <p>0000-34-28N-26W-1-001-001 07/10/25</p>

Residential Data	
Type	6 Mobile Home 76 x 30
Condition	3 - Average
Quality	3.2 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	2010 / 16

FRONT OF HOUSE 7/15/2025

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	45.88	Total Misc Impr	+ 14,063
Roofing Adj	+ 2.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 137,434
Heat/Cool Adj	+ 1.75	Depreciation (38%)	- 52,225
Plumbing Adj	+ 4.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,209
Adj Base Cost	= 54.11	Lot Value	+ 5,000
Total Area	x 2,280	Indicated Value	= 90,209
Adjusted Cost	= 123,371	Value Per SqFt	39.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,209		
Lot Value	5,000		
Indicated Value	90,209	39.57	Per SqFt
Agland Value	38,821		
Site Improvements	38,199		
Total Value	167,229	73.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Masonry	0		1	1	4,773.75		4,774
WODC	Wood Deck - Covered	1852	10x8		80	44.00		3,520
WODC	Wood Deck - Covered	1853	15x10		150	38.46		5,769



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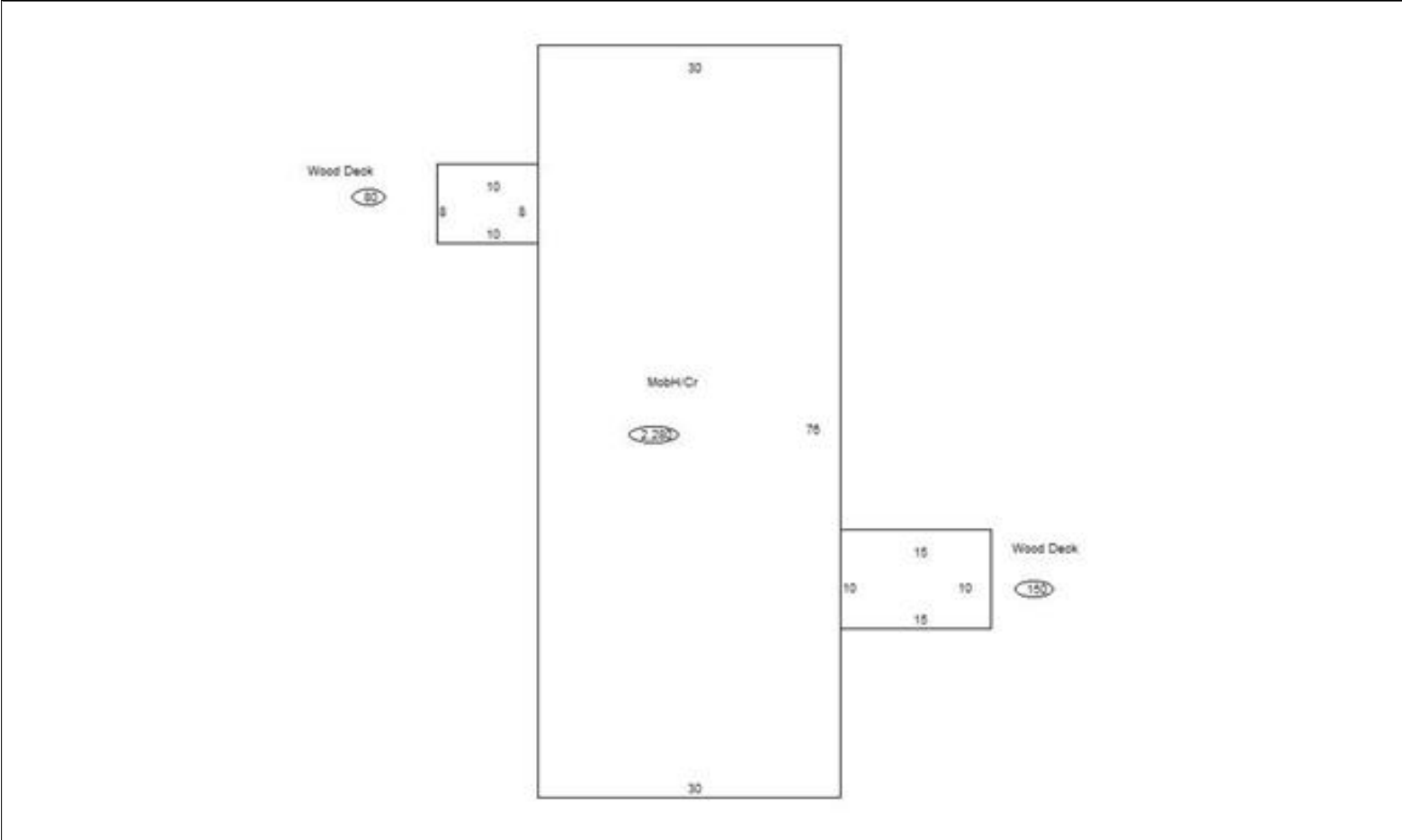
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Sketch Image

300003876



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	13	MobH/Cr	2,280	1.000	2,280
2	M	WODC		13	Wood Deck	80	1.000	80
3	M	WODC		13	Wood Deck	150	1.000	150
Total Building Area						2,280		2,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (22.53 x 160)	3,605		3,605	685	2,920
	UTIL	Equipment Shed	45x15x24	Concrete	Formed Metal	675
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
	Base Cost (31.77 x 675)	21,445		21,445	1,501	19,944
	SHDS	Shed - Small	12x10x0		Composition Shingle	120
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (22.13 x 120)	2,656		2,656	1,222	1,434
	SHDS	Shed - Small	28x25x10		Formed Metal	700
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
	Base Cost (16.63 x 700)	11,641		11,641	6,286	5,355
	PACN	Paving - Concrete DRIVEWAY	20x10x0			200
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (5.63 x 200)	1,126		1,126	901	225
	SHDS	Utility Building / Garage	25x25x12		Galvanized Metal	625
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (16.71 x 625)	10,444		10,444	6,371	4,073
	SHDS	Yard Shed - Metal	10x6x8		Galvanized Metal	60
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	
	Base Cost (28.45 x 60)	1,707		1,707	1,195	512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x10x6		Galvanized Metal	100
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (23.72 x 100)		2,372		2,372	1,660
	SHDS	Yard Shed - Wood	30x24x10		Galvanized Metal	720
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 720)		12,593		12,593	10,074
	SHDS	Yard Shed - Wood	10x10x10		Galvanized Metal	100
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (22.70 x 100)		2,270		2,270	1,816
	CKCP	Chicken Coop	8x6x6		Galvanized Metal	48
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.33 x 48)		256		256	205



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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
MB	MANSIC CLAY 1-3%	CR	45			77.750	229	229	17,809	17,809
MB	MANSIC CLAY 1-3%	NP	45			.090	144	144	13	13
RB	RICHFIELD CLAY LOAM	CR	56			26.715	285	285	7,615	7,615
RB	RICHFIELD CLAY LOAM	NP	56			2.775	179	179	497	497
RC	RICHFIELD COMPLEX	CR	49			51.670	249	249	12,887	12,887
CR Totals						159.000			38,821	38,821
Total Agland						159.000			38,821	38,821