



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300004325 <b>Parcel ID</b> 0000-27-29N-25W-1-002-00 <b>Cadastral ID</b> 0000-29N-25W-27-1-002-00 <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> 14181 LOTSPEICH, TROY, RV. LVNG TR (1/2EA) REBECCA LYNN LOTSPEICH RV. LVNG TR  17615 E. 4 RD ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 17667 E 4 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 240 - Acres <b>Sec/Twn/Rng</b> 27 / 29 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>0000-27-29N-25W-1-002-00 06/16/25</p> <p>FRONT OF HOUSE 6/17/2025</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.95959799 -99.89020397 SEC.27-29-25 SE4; S2NE4																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		<p>0000-27-29N-25W-1-002-00 06/16/25</p> <p>FRONT OF HOUSE 6/17/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 55

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		

Cost Approach		Manual :	
Base Cost	84.35	Total Misc Impr	+ 675
Roofing Adj	+ 4.02	Garage Cost	+ 0
Subfloor Adj	+ -1.94	Total RCN	= 149,273
Heat/Cool Adj	+ 10.77	Depreciation ( 59%)	- 88,071
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,202
Adj Base Cost	= 104.06	Lot Value	+ 2,500
Total Area	x 1,428	Indicated Value	= 63,702
Adjusted Cost	= 148,598	Value Per SqFt	44.61

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	61,202	
Lot Value	2,500	
Indicated Value	63,702	44.61 Per SqFt
Agland Value	56,032	
Site Improvements	2,820	
Total Value	122,554	85.82 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	1992	9x6		54	9.78		528
PATO	Slab Porch - Open	1993	5x3		15	9.78		147



Harper

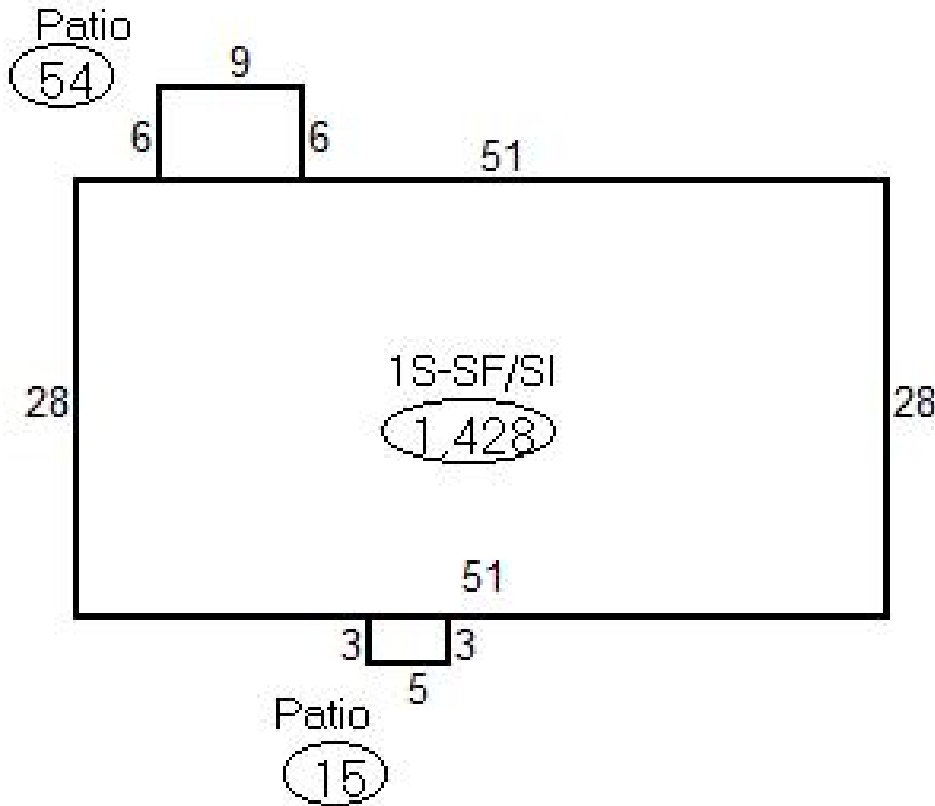
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Sketch Image

300004325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,428	1.000	1,428
2	M	PATO		20	Patio	54	1.000	54
3	M	PATO		20	Patio	15	1.000	15
<b>Total Building Area</b>						1,428		1,428



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x20x8		Galvanized Metal	480
	Qual	4	Cond 4	Year 1980	Eff Age 37	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.37 x 480)	14,098	14,098	11,278	2,820



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### Agland Inventory

300004325

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			93.323	255	255	23,751	23,751
CA	CAREY SILT 1-3%	NP	50			25.145	160	160	4,023	4,023
CB	CAREY SILT 3-5%	CR	41			9.227	209	209	1,926	1,926
CB	CAREY SILT 3-5%	NP	41			.060	131	131	8	8
LA	LAS ANIMAS SOILS	CR	43			8.044	219	219	1,761	1,761
LA	LAS ANIMAS SOILS	NP	43			4.348	138	138	598	598
LD	LOAMY ALLUVIAL LAND	CR	33			9.368	168	168	1,574	1,574
LD	LOAMY ALLUVIAL LAND	NP	33			1.266	106	106	134	134
QC	QUINLAN-WDWARD 5-12%	CR	14			4.889	71	71	348	348
QC	QUINLAN-WDWARD 5-12%	NP	14			3.793	45	45	170	170
SB	ST.PAUL 1-3%	NP	52			.062	166	166	10	10
SD	SPUR LOAM	CR	70			44.914	356	356	16,003	16,003
SD	SPUR LOAM	NP	70			11.924	224	224	2,671	2,671
WB	WOODWARD 3-8%	NP	33			13.325	106	106	1,407	1,407
WB	WOODWARD 3-8%	CR	33			9.813	168	168	1,648	1,648
<b>CR Totals</b>						239.500			56,032	56,032
<b>Total Agland</b>						239.500			56,032	56,032