




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:51:50
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Assessment Data					Primary Image									
Account	300004351				 <p>FRONT OF HOUSE 6/17/2025</p>									
Parcel ID	0000-32-29N-25W-3-001-00													
Cadastral ID	0000-29N-25W-32-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	14193													
LITTLE, DOUGLAS R.														
17749 E. 4 RD ROSSTON OK 73855-0000														
Parcel Location														
Situs	00453 N 1745 RD													
Subdivision														
Lot/Block	/	Parcel Size	146 - Acres											
Sec/Twn/Rng	32 / 29 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description Lat/Long: 36.84474815 -99.82282619														
SEC.32-29-25 SW4 LESS 13.869 TRACT BOOK 504 PAGE 748														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	LITTLE, DOUGLAS R.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	43,718	43,718	12%	5,246	Assessed	12,941	869.51					
Year Frozen		Improvements	69,405	64,125		7,695	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	113,123	107,843		12,941	Total Taxable	12,941	870.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004351	LITTLE, DOUGLAS R.	101	113,123	0	12,564	844.00							
2024	2024-300004351	LITTLE, DOUGLAS R.	101	113,783	0	12,199	811.00							
2023	2023-300004351	LITTLE, DOUGLAS R.	101	105,415	0	11,843	795.00							
2022	2022-300004351	LITTLE, DOUGLAS R.	101	95,819	0	11,498	778.00							
2021	2021-300004351	LITTLE, DOUGLAS R.	101	110,474	0	13,256	915.00							
2020	2020-300004351	LITTLE, DOUGLAS R.	101	110,474	0	13,256	898.00							
2019	2019-0004351	LITTLE, DOUGLAS R.	101	110,474		13,256	791.00							
2018	2018-0004351	LITTLE, DOUGLAS R.	101	111,297		13,355	797.00							
2017	2017-0004351	LITTLE, DOUGLAS R.	101	124,095		14,891	889.00							
2016	2016-0004351	LITTLE, DOUGLAS R.	101	124,095		14,891	889.00							
2015	2015-0004351	LITTLE, DOUGLAS R.	101	122,372		14,489	865.00							
2014	2014-0004351	LITTLE, DOUGLAS R.	101	119,551		14,068	840.00							
2013	2013-0004351	LITTLE, DOUGLAS R.	101	119,551		13,658	815.00							



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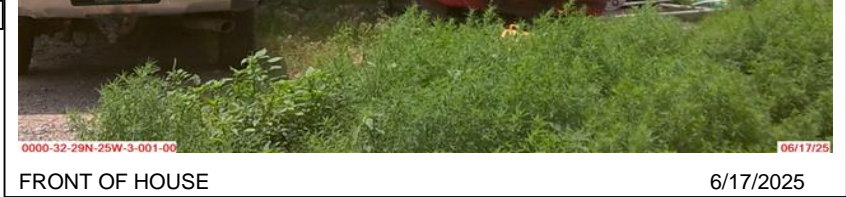
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,614 / 2,421
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	486 Built-In Garage
Remodel	
Year/Eff Age	1940 / 86



FRONT OF HOUSE 6/17/2025

Cost Approach		Manual :	
Base Cost	71.25	Total Misc Impr	+ 704
Roofing Adj	+ 2.66	Garage Cost	+ 11,319
Subfloor Adj	+ 0.00	Total RCN	= 226,814
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 181,451
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,363
Adj Base Cost	= 88.72	Lot Value	+ 5,000
Total Area	x 2,421	Indicated Value	= 50,363
Adjusted Cost	= 214,791	Value Per SqFt	20.80

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	45,363	
Lot Value	5,000	
Indicated Value	50,363	20.80 Per SqFt
Agland Value	38,718	
Site Improvements	20,871	
Total Value	109,952	45.42 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	2007	6x4		24	9.78		235
PATO	Slab Porch - Open	2009	6x6		36	9.78		352
PATO	Slab Porch - Open	2010	4x3		12	9.78		117



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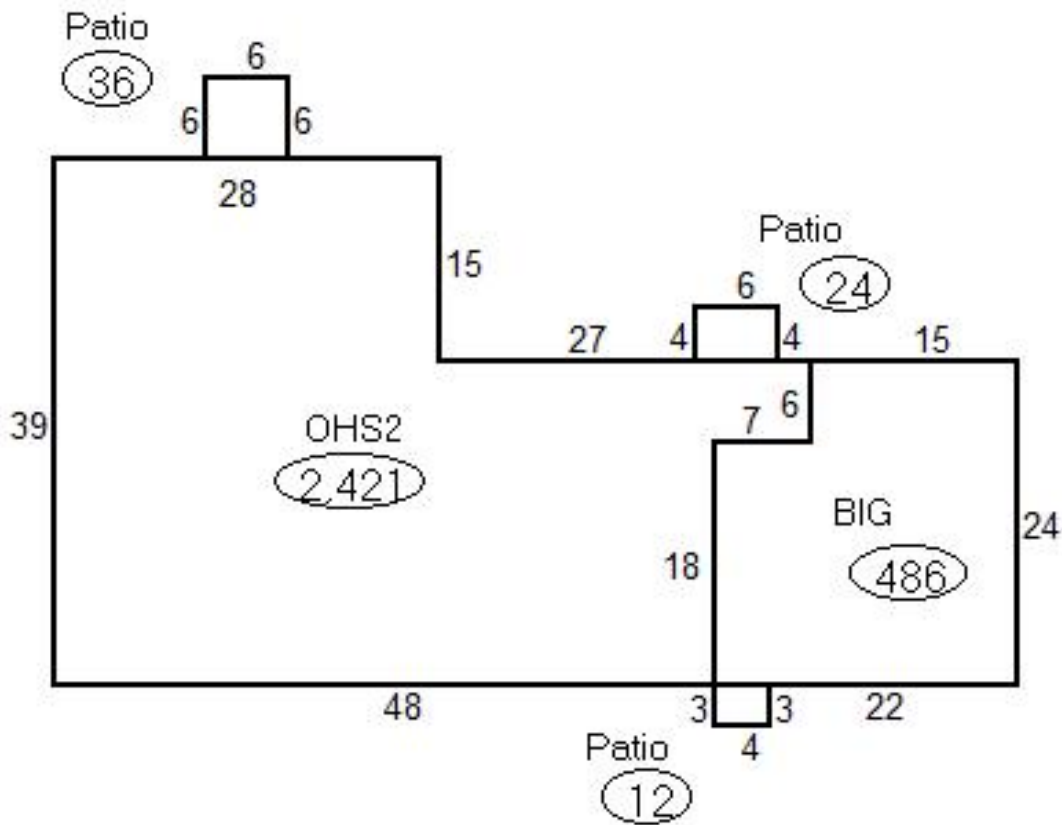
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	24	1.000	24
2	R	5	Crawl	20	OHS2	1,614	1.500	2,421
3	M	PATO		20	Patio	36	1.000	36
4	M	PATO		20	Patio	12	1.000	12
5	G	8		20	BIG	486	1.000	486
Total Building Area						1,614		2,421



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed OH Tank - Single 26 TON	0x0x0			26
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (236.24 x 26)	6,142		6,142	2,641	3,501
	UTIL	Utility Building East of Drive	24x20x12		Formed Metal	480
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 480)	13,205		13,205	6,470	6,735
	SHDS	Shed-Old MH/Dog House	80x14x0		Formed Metal	1,120
	Qual	3	Cond 3	Year 1997	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (17.53 x 1,120)	19,634		19,634	14,726	4,908
	SHDS	Shed- METAL NW OF HOUSE	28x14x0			392
	Qual	3	Cond 3	Year 1997	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (17.88 x 392)	7,009		7,009	5,257	1,752
	LOAF	Loafing Shed	26x14x0		Galvanized Metal	364
	Qual	3	Cond 2	Year 1997	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.65 x 364)	2,057		2,057	1,646	411
	GBST	Grain Bin 2000 BU GR BN	0x0x0			2,000
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 2,000)	3,240		3,240	2,592	648
	GBST	3 Grain Bins 3,000 each x 3	0x0x0			9,000
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (1.62 x 9,000)	14,580		14,580	11,664	2,916



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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
CB	CAREY SILT 3-5%	NP	41			25.295	131	131	3,319	3,319
LD	LOAMY ALLUVIAL LAND	CR	33			.400	168	168	67	67
LD	LOAMY ALLUVIAL LAND	NP	33			13.694	106	106	1,446	1,446
SC	SPUR CLAY LOAM	CR	70			5.921	356	356	2,109	2,109
SC	SPUR CLAY LOAM	NP	70			.750	224	224	168	168
SD	SPUR LOAM	CR	70			71.398	356	356	25,439	25,439
SD	SPUR LOAM	NP	70			27.543	224	224	6,170	6,170
NP Totals						145.000			38,718	38,718
Total Agland						145.000			38,718	38,718