



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 300004363 Parcel ID 0000-34-29N-25W-1-001-00 Cadastral ID 0000-29N-25W-34-1-001-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 14181 LOTSPEICH, TROY, RV. LVNG TR (1/2EA) REBECCA LYNN LOTSPEICH RV. LVNG TR 17615 E. 4 RD ROSSTON OK 73855-0000 Parcel Location Situs 17690 E 4 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 34 / 29 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-34-29N-25W-1-001-00 06/17/25</p>																																																																																																																				
Legal Description Lat/Long: 36.95813624 -99.88464321																																																																																																																									
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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	
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	/

0000-34-29N-25W-1-001-00 06/17/25
 HOUSE GONE 6/17/2025

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	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	+ 5,000
Total Area	x	Indicated Value	= 5,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	5,000		
Indicated Value	5,000	0.00	Per SqFt
Agland Value	9,789		
Site Improvements	159,781		
Total Value	174,570	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	CARPORT/AWNING OVER WORKING AREA	30x24x12	Dirt	Formed Metal	720
	Qual	4	Cond 4	Year 2024	Eff Age 1	
	0					
Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (5.13 x 720)		3,694		3,694	111	3,583
	STSL	Storage Tanks - Horizontal 3 @ 3000	0x0x0	Dirt		9,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	0					
Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (1.31 x 9,000)		11,790		11,790	825	10,965
	UTIL	Utility Bldg	50x30x16	Concrete	Formed Metal	1,500
	Qual	4	Cond 3	Year 2001	Eff Age 25	
	0					
Valuation Summary		Modifier Total		RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (30.52 x 1,500)		45,780		45,780	24,263	21,517
	BFT1	Bulk Feed Tank - TRIPLE HOPPER 25 TON EA	0x0x0	Dirt		75
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	0					
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (236.24 x 75)		17,718		17,718	14,174	3,544
	SHDS	Shed - Small / WOOD	46x30x12	Concrete	Galvanized Metal	1,380
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	0					
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (16.71 x 1,380)		23,060		23,060	18,448	4,612
	SHDS	Shipping/Storage Container	40x8x6	Base	Formed Metal	320
	Qual	4	Cond 4	Year 1985	Eff Age 33	
	0					
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (21.17 x 320)		6,774		6,774	5,419	1,355
	LOAF	Loafing Shed	110x62x14	Dirt	Galvanized Metal	6,820
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	0					
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.65 x 6,820)		38,533		38,533	30,826	7,707



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GBST	Grain Bin 3 @ 3250 BU	0x0x0	Dirt		9,750	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 9,750)	15,795		15,795	12,636	3,159
	GBST	Grain Bin 2 @ 3250 BU	0x0x0	Dirt		6,500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 6,500)	10,530		10,530	8,424	2,106
	GBST	Grain Bin 1050 BU	0x0x0	Dirt		1,050	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 1,050)	1,701		1,701	1,361	340
	GBST	Grain Bin 500 BU	0x0x0	Dirt		500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 500)	810		810	648	162
	GBST	Grain Bin 300 BU	0x0x0	Dirt		500	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (1.62 x 500)	810		810	648	162
	BNV	Building No Value	24x20x8		Galvanized Metal	480	
	Qual	3	Cond 3	Year 1980	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (0.00 x 480)					
	SHDS	Shed - Small / METAL	14x14x10	Concrete	Formed Metal	196	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (21.15 x 196)	4,145		4,145	3,316	829



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	90x60x0	Concrete		5,400	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (3.77 x 5,400)	20,358		20,358	16,286	4,072
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0	Dirt		30	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 30)	7,087		7,087	5,670	1,417
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0	Dirt		30	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 30)	7,087		7,087	5,670	1,417
	LNT0	Lean To - Attached SHED E OF EQUIP	40x15x10	Concrete	Galvanized Metal	600	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.22 x 600)	6,132		6,132	4,906	1,226
	UTIL	Utility Building	108x64x16	Concrete	Formed Metal	6,912	
	Qual	3.5	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (22.02 x 6,912)	152,202		152,202	115,674	36,528
	UTIL	Utility Building	145x65x12	Concrete	Galvanized Metal	9,425	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD	
		Base Cost (17.50 x 9,425)	164,938		164,938	125,353	39,585
	HAYS	Hay Shed Open Sides	76x38x20	Dirt	Galvanized Metal	2,888	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.39 x 2,888)	24,230		24,230	19,384	4,846



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small / Bad Shed	80x30x10	Base	Composition Shingle	2,400		
	Qual	3	Cond	2	Year	1970	Eff Age	67
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (17.49 x 2,400)		41,976		41,976		33,581	8,395	
	SCLV	Scales - Livestock	0x0x0	Dirt		1		
	Qual	3	Cond	3	Year	1960	Eff Age	66
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (11,269.60 x 1)		11,270		11,270		9,016	2,254	



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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
CA	CAREY SILT 1-3%	NP	50			27.703	160	160	4,432	4,432
QA	QUINLAN LOAM	NP	11			2.153	35	35	76	76
QC	QUINLAN-WDWARD 5-12%	NP	14			14.225	45	45	637	637
SA	ST.PAUL 0-1%	NP	60			2.059	192	192	395	395
SB	ST.PAUL 1-3%	NP	52			13.850	166	166	2,305	2,305
W	WATER	NP	0			.606	0	0	0	0
WB	WOODWARD 3-8%	NP	33			18.405	106	106	1,944	1,944
NP Totals						79.000			9,789	9,789
Total Agland						79.000			9,789	9,789