




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	300004423				 <p>FRONT OF HOUSE 6/17/2025</p>									
Parcel ID	0000-26-29N-26W-4-001-00													
Cadastral ID	0000-29N-26W-26-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	14204													
GRUER, LINDA LEE														
17175 E 4 RD														
GATE OK 73844-0000														
Parcel Location														
Situs	17175 EW 4 RD													
Subdivision														
Lot/Block	/	Parcel Size	155.52 - Acres											
Sec/Twn/Rng	26 / 29 / 26 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
Legal Description														
Lat/Long: 36.86128929 -99.75987108														
SEC 26-29-26 SE4 LESS 4.08 A & LESS .40 A FOR HWY FD. BOOK 509 PAGE 808														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	56,668	56,668	12%	6,800	Assessed	17,656	1,186.31					
Year Frozen		Improvements	105,946	90,473		10,856	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	162,614	147,141		17,656	Total Taxable	16,656	1,119.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004423	GRUER, LINDA LEE	101	162,614	1000	16,142	1,085.00							
2024	2024-300004423	GRUER, LINDA LEE	101	163,545	1000	15,644	1,040.00							
2023	2023-300004423	GRUER, LINDA LEE	101	152,763	1000	15,159	1,018.00							
2022	2022-300004423	GRUER, LINDA LEE	101	152,255	1000	14,689	994.00							
2021	2021-300004423	GRUER, LINDA LEE	101	141,656	1000	14,231	983.00							
2020	2020-300004423	GRUER, LINDA LEE	101	141,656	1000	13,788	934.00							
2019	2019-0004423	GRUER, LINDA LEE	101	141,656		13,357	797.00							
2018	2018-0004423	GRUER, LINDA LEE	101	141,656		12,939	772.00							
2017	2017-0004423	GRUER, LINDA LEE	101	137,681		12,533	748.00							
2016	2016-0004423	GRUER, LINDA LEE	101	137,681		12,139	724.00							
2015	2015-0004423	GRUER, LINDA LEE	101	134,902		11,757	702.00							
2014	2014-0004423	GRUER, LINDA LEE	101	130,348		11,385	679.00							
2013	2013-0004423	GRUER, LINDA LEE	101	130,348		11,025	658.00							



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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>0000-26-29N-26W-4-001-00 06/16/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	78% Two Story 22% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,701 / 2,790
Style	78% Two Story - 22% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	528 Total
Garage Type	644 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1920 / 88



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	72.92	Total Misc Impr	+ 17,872
Roofing Adj	+ 3.41	Garage Cost	+ 20,741
Subfloor Adj	+ 0.00	Total RCN	= 275,066
Heat/Cool Adj	+ 1.97	Depreciation (80%)	- 220,053
Plumbing Adj	+ 1.22	Lump Sums	+ 0
Basement Adj	+ 5.24	RCNLD	= 55,013
Adj Base Cost	= 84.75	Lot Value	+ 5,000
Total Area	x 2,790	Indicated Value	= 60,013
Adjusted Cost	= 236,453	Value Per SqFt	21.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,013		
Lot Value	5,000		
Indicated Value	60,013	21.51	Per SqFt
Agland Value	51,668		
Site Improvements	55,396		
Total Value	167,077	59.88	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	2038	511		511	23.69	12,106
CPDT	Carport - Detached	2040	23x23		529	10.90	5,766



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small NEW 2025	24x10x8		Formed Metal	240
	Qual	3.5	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (20.81 x 240)	4,994		4,994	250	4,744
	EQSL	Equipment Shelter	75x50x10	Dirt	Galvanized Metal	3,750
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (15.56 x 3,750)	58,350		58,350	44,346	14,004
	HAYS	Hay Shed Open Sides WEST	100x40x12		Galvanized Metal	4,000
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.60 x 4,000)	26,400		26,400	21,120	5,280
	UTIL	Utility Bldg DAIRY BARN	82x58x14		Galvanized Metal	4,756
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.26 x 4,756)	91,601	0.01	91,601	73,281	18,320
	SHDS	ENGLEWOOD DEPOT Roof 2014	40x24x12			960
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.68 x 960)	16,973		16,973	13,578	3,395
	SHDS	Shed - Small	60x20x10			1,200
	Qual	3	Cond 2	Year 1960	Eff Age 79	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 1,200)	20,988		20,988	16,790	4,198
	SHDS	Shed - Small NW BAD Roof	60x20x10		Galvanized Metal	1,200
	Qual	3	Cond 1	Year 1960	Eff Age 92	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.53 x 1,200)	19,836		19,836	15,869	3,967



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood/Block	21x12x0		Galvanized Metal	252
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.28 x 252)		5,111	5,111	4,089	1,022
	SHDS	Yard Shed - Wood by House	12x8x0		Composition Shingle	96
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (24.25 x 96)		2,328	2,328	1,862	466



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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
MG	MANSKER-POTTER 5-20%	NP	15			.014	48	48	1	1
SC	SPUR CLAY LOAM	NP	70			10.164	224	224	2,277	2,277
SC	SPUR CLAY LOAM	CR	70			56.203	356	356	20,025	20,025
SD	SPUR LOAM	NP	70			15.414	224	224	3,453	3,453
SD	SPUR LOAM	CR	70			72.725	356	356	25,912	25,912
CR Totals						154.520			51,668	51,668
Total Agland						154.520			51,668	51,668