



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:52:42
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300004432 Parcel ID 0000-35-29N-26W-2-003-00 Cadastral ID 0000-29N-26W-35-2-003-00 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 25887 TERRY, STEVE & LANETTE LIVING TRUST (THE) CO-TRUSTEES: STEVE TERRY & LANETTE TERRY 17147 E 4 ROAD GATE OK 73844-					<p>0000-35-29N-26W-2-003-00 4432 09/02/2021</p> <p>2 9/14/2021</p>																																																																																																																				
Parcel Location Situs 17147 4 RD E Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 35 / 29 / 26 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.84843428 -99.81155069 SEC 35-29-26 TR IN NW4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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 Time 06:52:42
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.50 x 2,450.00 = 6,125 Factor Value Adjustments Lot Value 6,125		

Residential Data	
Type	7 Modular Home
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Detached Garage - Finished
Remodel	
Year/Eff Age	1980 / 42

2	9/14/2021
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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	73.10	Total Misc Impr	+ 28,248
Roofing Adj	+ 0.00	Garage Cost	+ 26,581
Subfloor Adj	+ 0.00	Total RCN	= 204,263
Heat/Cool Adj	+ 0.00	Depreciation (67%)	- 136,856
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,407
Adj Base Cost	= 77.83	Lot Value	+ 6,125
Total Area	x 1,920	Indicated Value	= 73,532
Adjusted Cost	= 149,434	Value Per SqFt	38.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,407		
Lot Value	6,125		
Indicated Value	73,532	38.30	Per SqFt
Agland Value			
Site Improvements	5,264		
Total Value	78,796	41.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,733.53		1,734
PRCH	Porch	2053	18x10		180	20.15		3,627
EPSW	Enclosed Porch - Solid Wall	2056	30x15		450	50.86		22,887



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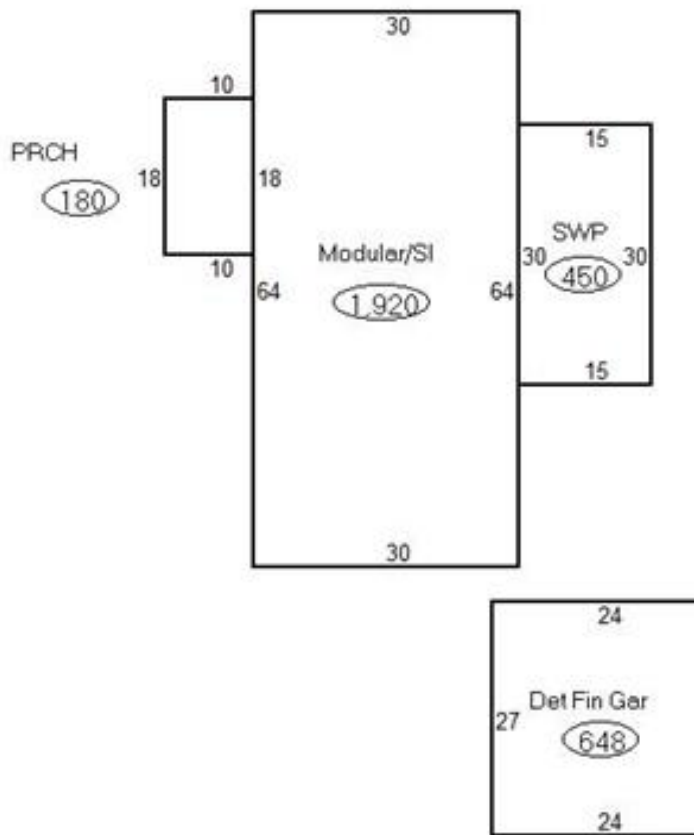
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 Time 06:52:42
 Page 3

Sketch Image

300004432



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	180	1.000	180
2	G	6		20	Det Fin Gar	648	1.000	648
3	R	1	Slab	20	Modular/SI	1,920	1.000	1,920
4	M	EPSW		20	SWP	450	1.000	450
Total Building Area						1,920		1,920



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 Page 4

300004432

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - YARD SHED/CHICKEN COOP	8x8x6		Composition Roll	64
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (27.38 x 64)	1,752		1,752	88	1,664
	CPDT	Carport - Detached	28x20x10		Galvanized Metal	560
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
	Base Cost (9.67 x 560)	5,415		5,415	2,924	2,491
	PACN	Paving - Concrete / Driveway	22x20x0			440
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.17 x 440)	1,835		1,835	1,468	367
	PACN	Paving - Concrete / Sidewalk	25x4x0			100
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (7.07 x 100)	707		707	566	141
	PACN	Paving - Concrete / Sidewalk	32x4x0			128
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (6.66 x 128)	852		852	682	170
	PACN	Paving - Concrete / Sidewalk	16x4x0			64
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (7.58 x 64)	485		485	388	97
	PACN	Paving - Concrete OPEN PATIO	20x20x0			400
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.17 x 400)	1,668		1,668	1,334	334