



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	300004686				<p>0060-00-003-001-0-001-00 6/3/2022 ACCT. #4686</p>									
Parcel ID	0060-00-003-001-0-001-00													
Cadastral ID	0060-003-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UA	VI Area		4										
Tax Area	101 - 1R-LAVERNE													
Name ID	25259													
PELHAM, JASON														
P O BOX 366 LAVERNE OK 73848-														
Parcel Location														
Situs	Speermore													
Subdivision	SPEERMORE													
Lot/Block	0001 / 0003	Parcel Size	1.607 - Acres											
Sec/Twn/Rng	/ / /													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 6/6/2022														
Legal Description Lat/Long: 36.70627219 -99.90077464														
SPEERMOORE BLOCK 3 LOTS 1 THRU 5 BOOK 775 PAGE 389														
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					
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										
775/389	HUFFMAN, DEBRA S. &	04/07/2023		04										
774/238	HUFFMAN, JIM W.	02/24/2023	43,500	18										
763/66	WARD, ALFRED D. &	09/07/2021	25,000	QV										
718/285	MAHAN, HUBERT &	06/13/2016	666	16										
657/349	WAUHOB, MARIE	03/17/2010	500	21										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2024	Land Value	5,029	5,029	12%	603	Assessed	22,283 1,497.19						
Year Frozen		Improvements	180,671	180,671		21,680	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	185,700	185,700		22,283	Total Taxable	21,283 1,430.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300004686	PELHAM, JASON	101	185,700	1000	21,283	1,430.00							
2024	2024-300004686	PELHAM, JASON	101	184,548	1000	21,146	1,406.00							
2023	2023-300004686	PELHAM, JASON	101	189,357	0	22,723	1,526.00							
2022	2022-300004686	HUFFMAN, DEBRA S. &	101	18	0	2	1.00							
2021	2021-300004686	HUFFMAN, DEBRA S. &	101	18	0	2	1.00							
2020	2020-300004686	WARD, ALFRED D. &	101	18	0	2	1.00							
2019	2019-0004686	WARD, ALFRED D. &	101	18		2	.00							
2018	2018-0004686	WARD, ALFRED D. &	101	18		2	.00							
2017	2017-0004686	WARD, ALFRED D. &	101	18		2	.00							
2016	2016-0004686	WARD, ALFRED D. &	101	18		2	.00							
2015	2015-0004686	MAHAN, HUBERT &	101	18		2	.00							
2014	2014-0004686	MAHAN, HUBERT &	101	18		2	.00							
2013	2013-0004686	MAHAN, HUBERT &	101	18		2	.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>0060-00-003-001-0-001-00 6/3/2022 ACCT. #4686</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,920
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 5

HOUSE	6/6/2022
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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 173,380
Lot Value 5,000
Indicated Value 178,380 92.91 Per SqFt
Agland Value 29
Site Improvements 9,805
Total Value 188,214 98.03 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	73.99	Total Misc Impr	+ 9,897
Roofing Adj	+ 4.01	Garage Cost	+
Subfloor Adj	+ -0.90	Total RCN	= 182,505
Heat/Cool Adj	+ 9.78	Depreciation (5%)	- 9,125
Plumbing Adj	+ 3.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,380
Adj Base Cost	= 89.90	Lot Value	+ 5,000
Total Area	x 1,920	Indicated Value	= 178,380
Adjusted Cost	= 172,608	Value Per SqFt	92.91

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8443	20x20		400	19.64		7,856
PRCH	Slab Porch - Covered	8444	10x10		100	20.41		2,041



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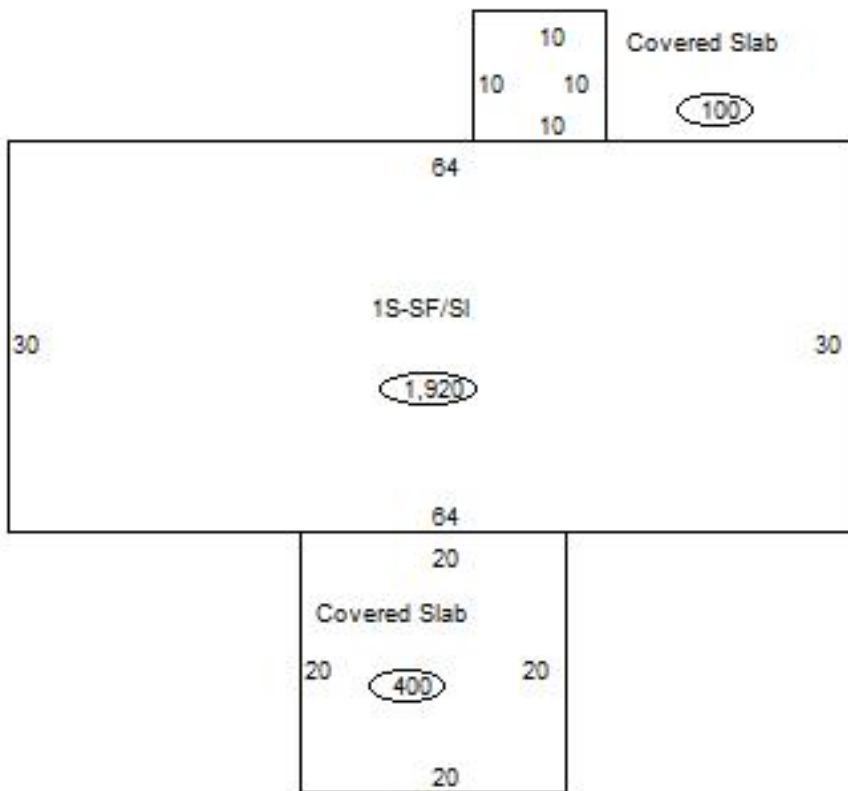
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,920	1.000	1,920
2	M	PRCH		20	Covered Slab	400	1.000	400
3	M	PRCH		20	Covered Slab	100	1.000	100
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>0060-00-003-001-0-001-00 09/30/2025 ACCT. # 4686</p>	SHDS	Shed - Small / GRAY WOOD	12x10x8	Concrete	Formed Metal	120
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (22.67 x 120)		2,720		2,720	136	2,584
 <p>0060-00-003-011-0-001-00 12/05/2018</p>	UTIL	Utility Building	30x20x10	Concrete	Galvanized Metal	600
	Qual	3	Cond 3	Year 1996	Eff Age 30	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	
Base Cost (25.34 x 600)		15,204		15,204	8,666	6,538
 <p>0060-00-003-011-0-001-00 6/19/2022 ACCT. #4688</p>	CKCP	Chicken Coop	12x10x6		Galvanized Metal	120
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (5.03 x 120)		604		604	483	121
 <p>0060-00-003-011-0-001-00 6/19/2022 ACCT. #4688</p>	SHDS	Yard Shed - Metal RED/BLUE	12x9x8		Formed Metal	108
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	
Base Cost (23.66 x 108)		2,555		2,555	1,993	562



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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			.607	48	48	29	29
NP Totals						0.607			29	29
Total Agland						0.607			29	29