



# 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	300005852				<p>2001-00-030-019-0-001-00 01/30/24</p>									
Parcel ID	2001-00-030-019-0-001-00													
Cadastral ID	2001-030-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25604													
HUBBARD, JAMES WADE														
P O BOX 231 LAVERNE OK 73848-														
Parcel Location														
Situs	00110 SE THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0019 / 0030	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 2/1/2024														
Legal Description Lat/Long: 36.70896199 -99.89302029														
LAWERNE ORIG BLOCK 30 LOTS 19-20-21														
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					
					789/709	HUBBARD, JAMES &	02/09/2022		04					
					728/169	FAVORS, DEANNA	07/31/2017	10,000	Q					
					687/212	DANNY R MANNING & PATTY A	02/06/2013	23,000	PQ					
					651/192	FOSTER, ROBERT E. AND	07/24/2009	16,000	21					
					630/535	FOSTER, ROBERT E. & ETUX	07/10/2007	29,000	PQ					
					596/374	FOSTER, ROBERT E., ETUX	09/01/2004	29,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	2,799	12%	336	Assessed	1,773	119.13					
Year Frozen		Improvements	7,040	1,807		217	Penalty	0						
Uncapped Value	0	Mobile Home	17,583	10,167		1,220	Exemption	0	0.00					
TIF Project ID	0	Total Value	28,823	14,773		1,773	Total Taxable	1,773	119.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005852	HUBBARD, JAMES WADE	202	28,823	0	1,689	113.00							
2024	2024-300005852	HUBBARD, JAMES &	202	30,034	0	1,609	107.00							
2023	2023-300005852	HUBBARD, JAMES &	202	26,248	0	1,532	103.00							
2022	2022-300005852	HUBBARD, JAMES &	202	23,374	0	1,458	99.00							
2021	2021-300005852	HUBBARD, JAMES &	202	22,630	0	1,390	96.00							
2020	2020-300005852	HUBBARD, JAMES &	202	26,251	0	1,323	90.00							
2019	2019-0005852	HUBBARD, JAMES &	202	26,251		1,260	75.00							
2018	2018-0005852	HUBBARD, JAMES &	202	10,000		1,200	72.00							
2017	2017-0005852	HUBBARD, JAMES &	202	26,707		2,223	133.00							
2016	2016-0005852	FAVORS, DEANNA	202	26,221		117	7.00							
2015	2015-0005852	FOSTER, ROBERT E	202	23,316		117	7.00							
2014	2014-0005852	FOSTER, ROBERT E	202	23,000		117	7.00							
2013	2013-0005852	FOSTER, ROBERT E	202	27,818		2,117	126.00							




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	6 Mobile Home 77 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,078 / 1,078
Style	100% Single Wide
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	
Remodel	
Year/Eff Age	1973 / 53

HOUSE 2/1/2024

### 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	17,117		
Lot Value	4,200		
Indicated Value	21,317	19.77	Per SqFt
Agland Value			
Site Improvements	6,882		
Total Value	28,199	26.16	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	52.51	Total Misc Impr	+ 13,674
Roofing Adj	+ 2.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 85,587
Heat/Cool Adj	+ 3.42	Depreciation ( 80%)	- 68,470
Plumbing Adj	+ 8.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,117
Adj Base Cost	= 66.71	Lot Value	+ 4,200
Total Area	x 1,078	Indicated Value	= 21,317
Adjusted Cost	= 71,913	Value Per SqFt	19.77

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	4690	23x16		368	34.73		12,781
EPSW	Enclosed Porch - Solid Wall	4691	6x4		24	37.20		893



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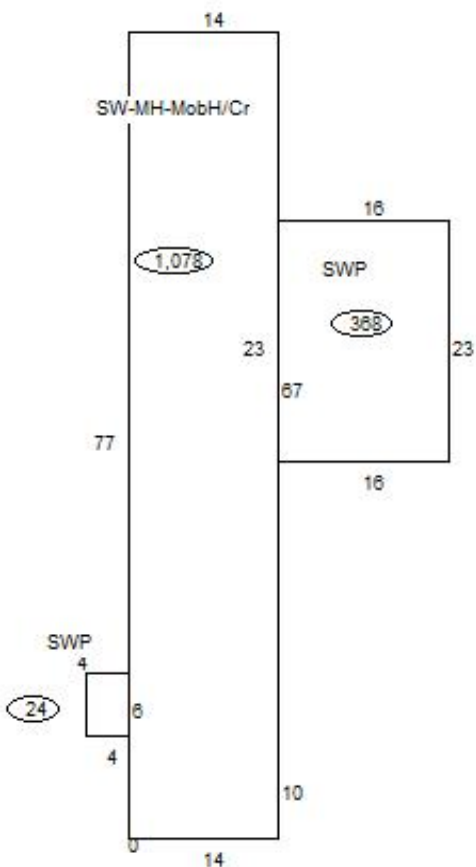
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	368	1.000	368
2	M	EPSW		20	SWP	24	1.000	24
3	R	13	Crawl	20	SW-MH-MobH/Cr	1,078	1.000	1,078
<b>Total Building Area</b>						<b>1,078</b>		<b>1,078</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x25x8		Composition Shingle	750
	Qual	3	Cond 3	Year 1973	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (33.14 x 750)		24,855	24,855	18,393	6,462
	SHDS	Yard Shed - METAL	10x8x6		Formed Metal	80
	Qual	3	Cond 3	Year 1973	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 80)		2,098	2,098	1,678	420