




# 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	300006334				 <p>MOBILE HOME 12/2/2024</p>																																																	
Parcel ID	2001-00-085-003-0-001-00																																																					
Cadastral ID	2001-085-003-00-0-001-00																																																					
Property Type	REAL - Real Property																																																					
Property Class	UR	VI Area	2																																																			
Tax Area	202 - 1T-LAVERNE-C																																																					
Name ID	15339																																																					
NIXON, BARTH																																																						
523 N. BROADWAY LAVERNE OK 73848-0000																																																						
<b>Parcel Location</b> Situs 00523 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0003 / 0085 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																						
<b>Legal Description</b> Lat/Long: 36.70716479 -99.86811193					<b>Building Permits</b>																																																	
LAVERNE ORIG. BLOCK 85 LOTS 3-4-5-6-7					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	600/561	GLASNER, TERRY	02/07/2005	6,500	MU																																													
					600/559	ROCKHOLD, JERRY	02/05/2005	6,500	MU																																													
					556/804	PINCKARD, KENNETH (TRUST	07/07/2000	5,000	PQ																																													
					/	NIXON, BARTH																																																
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th><th>REAL</th><th>Fair Cash</th><th>Capped</th><th>Asmnt Level</th><th>Assessed</th><th>Levy Rate</th><th>67.190</th><th>Current Tax</th></tr> </thead> <tbody> <tr> <td>Remove Cap</td><td> </td><td>Land Value</td><td>7,000</td><td>7,000</td><td>12%</td><td>840</td><td>Assessed</td><td>5,245 352.41</td></tr> <tr> <td>Year Frozen</td><td> </td><td>Improvements</td><td>1,146</td><td>1,146</td><td> </td><td>138</td><td>Penalty</td><td>0</td></tr> <tr> <td>Uncapped Value</td><td>0</td><td>Mobile Home</td><td>36,300</td><td>35,555</td><td> </td><td>4,267</td><td>Exemption</td><td>1,000 -67.00</td></tr> <tr> <td>TIF Project ID</td><td>0</td><td>Total Value</td><td>44,446</td><td>43,701</td><td> </td><td>5,245</td><td>Total Taxable</td><td>4,245 285.00</td></tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value	7,000	7,000	12%	840	Assessed	5,245 352.41	Year Frozen		Improvements	1,146	1,146		138	Penalty	0	Uncapped Value	0	Mobile Home	36,300	35,555		4,267	Exemption	1,000 -67.00	TIF Project ID	0	Total Value	44,446	43,701		5,245	Total Taxable	4,245 285.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006334	NIXON, BARTH	202	44,446	1000	4,092	275.00																																															
2024	2024-300006334	NIXON, BARTH	202	43,942	1000	3,943	262.00																																															
2023	2023-300006334	NIXON, BARTH	202	39,995	1000	3,799	255.00																																															
2022	2022-300006334	NIXON, BARTH	202	39,643	1000	3,664	248.00																																															
2021	2021-300006334	NIXON, BARTH	202	37,736	1000	3,528	244.00																																															
2020	2020-300006334	NIXON, BARTH	202	39,545	1000	3,745	254.00																																															
2019	2019-0006334	NIXON, BARTH	202	41,216		3,946	235.00																																															
2018	2018-0006334	NIXON, BARTH	202	43,763		4,251	254.00																																															
2017	2017-0006334	NIXON, BARTH	202	44,799		4,376	261.00																																															
2016	2016-0006334	NIXON, BARTH	202	61,386		5,463	326.00																																															
2015	2015-0006334	NIXON, BARTH	202	52,292		5,275	315.00																																															
2014	2014-0006334	NIXON, BARTH	202	54,623		5,554	331.00																																															
2013	2013-0006334	NIXON, BARTH	202	57,033		5,385	321.00																																															



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	
Lot Count		
Units Buildable	7000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	6 Mobile Home 80 x 16
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Lap
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,280
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 24

MOBILE HOME 12/2/2024

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		

Cost Approach		Manual :	
Base Cost	50.64	Total Misc Impr	+ 708
Roofing Adj	+ 2.53	Garage Cost	+ 708
Subfloor Adj	+ 0.00	Total RCN	= 82,782
Heat/Cool Adj	+ 3.16	Depreciation ( 58%)	- 48,014
Plumbing Adj	+ 7.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,768
Adj Base Cost	= 64.12	Lot Value	+ 7,000
Total Area	x 1,280	Indicated Value	= 41,768
Adjusted Cost	= 82,074	Value Per SqFt	32.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,768		
Lot Value	7,000		
Indicated Value	41,768	32.63	Per SqFt
Agland Value			
Site Improvements	1,060		
Total Value	42,828	33.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	12471	8x6	2001	48	14.76		708



Harper

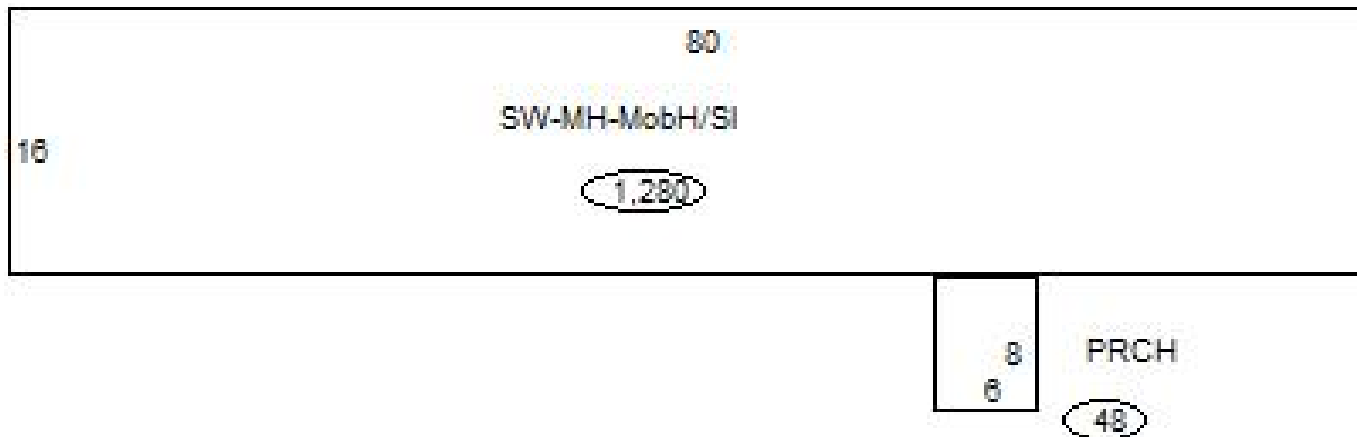
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Sketch Image

300006334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,280	1.000	1,280
2	M	PRCH		20	PRCH	48	1.000	48
<b>Total Building Area</b>						1,280		1,280



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	24x22x8	Dirt	Formed Metal	528	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.56 x 528)	2,408		2,408	1,348	1,060