




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image				
Account	300006502				 <p>FRONT OF HOUSE 4/30/2025</p>				
Parcel ID	2140-00-002-003-0-002-00								
Cadastral ID	2140-002-003-00-0-002-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	15454								
DODD, JAMES B.									
16503 NS 167 LAVERNE OK 73848-0000									
Parcel Location									
Situs	00714 KLINGER								
Subdivision	SHUMAN'S 1ST ADDN								
Lot/Block	0003 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200200 - SHUMANS\PARKWEID								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.70777439 -99.90156654				Building Permits				
SHUMANS ADD. BLOCK 2 LOTS W 8' OF 3; E 45' OF 4					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					726/481	SEC. OF HOUSING & URBAN D	05/24/2017	20,000	21
					597/188	PERSON, HEATH W.	10/12/2004	44,000	PQ
					560/654	HUEBERT, FRANK D. ETUX	12/14/2000	30,000	PQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap		Land Value	3,816	3,816	12%	458	Assessed	6,145	412.88
Year Frozen		Improvements	47,391	47,391		5,687	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	51,207	51,207		6,145	Total Taxable	6,145	413.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006502	DODD, JAMES B.			202	51,207	0	6,134	412.00
2024	2024-300006502	DODD, JAMES B.			202	56,309	0	5,842	389.00
2023	2023-300006502	DODD, JAMES B.			202	51,217	0	5,564	374.00
2022	2022-300006502	DODD, JAMES B.			202	44,162	0	5,300	359.00
2021	2021-300006502	DODD, JAMES B.			202	43,320	0	5,198	359.00
2020	2020-300006502	DODD, JAMES B.			202	43,320	0	5,198	352.00
2019	2019-0006502	DODD, JAMES B.			202	43,320		5,199	310.00
2018	2018-0006502	DODD, JAMES B.			202	43,320		5,199	310.00
2017	2017-0006502	DODD, JAMES B.			202	41,258		4,951	295.00
2016	2016-0006502	SEC. OF HOUSING & URBAN DEV.			202	41,258		4,951	295.00
2015	2015-0006502	KETRON, NICKOLAS			202	42,334		5,081	303.00
2014	2014-0006502	KETRON, NICKOLAS			202	42,334		5,081	303.00
2013	2013-0006502	KETRON, NICKOLAS			202	46,204		5,545	331.00



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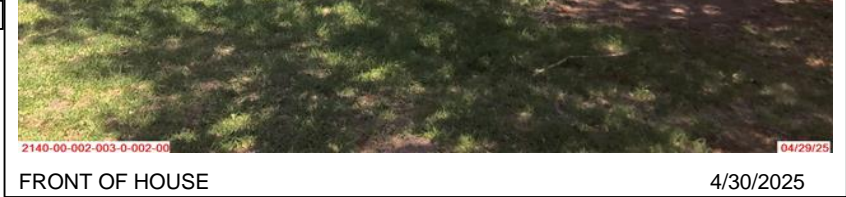
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	53 x 160	
Lot Count		
Units Buildable	3816	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,480.00 x .45 = 3,816	
Factor Value		
Adjustments		
Lot Value	3,816	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,591 / 1,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	209 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1959 / 67



FRONT OF HOUSE 4/30/2025

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	80.82	Total Misc Impr	+ 1,280
Roofing Adj	+ 3.91	Garage Cost	+ 7,347
Subfloor Adj	+ 0.00	Total RCN	= 166,932
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 113,514
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,418
Adj Base Cost	= 99.50	Lot Value	+ 3,816
Total Area	x 1,591	Indicated Value	= 57,234
Adjusted Cost	= 158,305	Value Per SqFt	35.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,418		
Lot Value	3,816		
Indicated Value	57,234	35.97	Per SqFt
Agland Value			
Site Improvements	1,045		
Total Value	58,279	36.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6459	8x7		56	9.78		548
PRCH	Porch	6460	8x4		32	22.86		732



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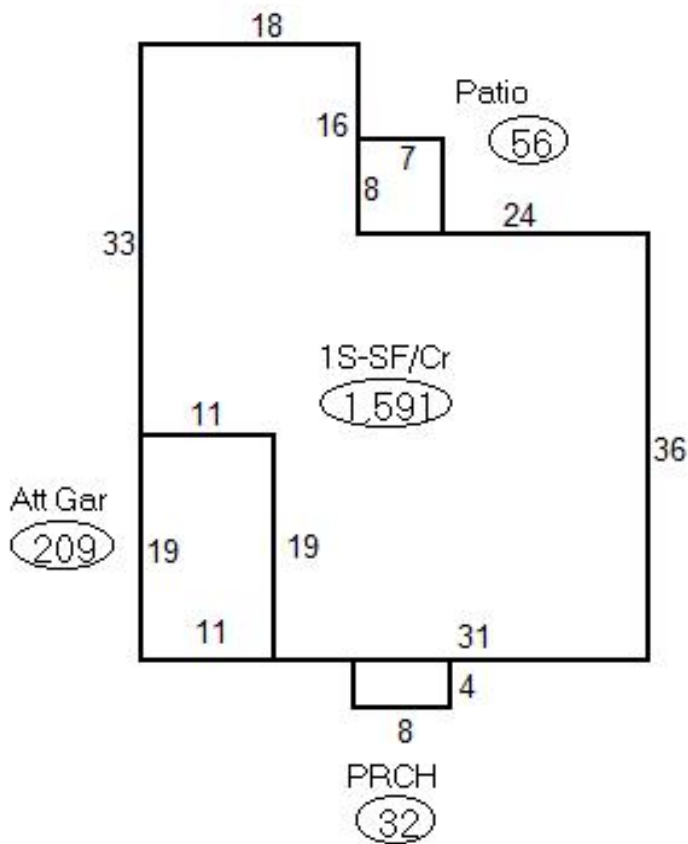
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	56	1.000	56
2	M	PRCH		20	PRCH	32	1.000	32
3	R	1	Crawl	20	1S-SF/Cr	1,591	1.000	1,591
4	G	1		20	Att Gar	209	1.000	209
<b>Total Building Area</b>						1,591		1,591



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Pad front of shed	7x7x0			49
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.80 x 49)	382		382	306	76
	SHDS	Yard Shed - Wood	16x10x8	Base	Composition Shingle	160
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (20.89 x 160)	3,342		3,342	2,674	668
	PACN	Paving - Concrete Drive Front	36x10x0			360
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 360)	1,505	0	1,505	1,204	301