




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006514 Parcel ID 2142-00-001-002-0-001-00 Cadastral ID 2142-001-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15459 LANDESS, RANDY AND VICKIE LANDESS P O BOX 99 LAVERNE OK 73848-0000 Parcel Location Situs 00806 W JANE JAYROE BLVD Subdivision SHUMAN'S 2ND ADDN Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					 <p>2142-00-001-002-0-001-00 04/29/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.70585766 -99.89936283																																																																																																																									
SHUMANS 2ND ADD. BLOCK 1 LOT 2					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>604/295</td> <td>NIELSEN, CONNIE</td> <td>08/10/1998</td> <td>32,000</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	604/295	NIELSEN, CONNIE	08/10/1998	32,000	U																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
604/295	NIELSEN, CONNIE	08/10/1998	32,000	U																																																																																																																					
Parcel Valuation <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>Land Value</td> <td>4,592</td> <td>4,592</td> <td>12%</td> <td>551</td> <td>Assessed</td> <td>8,457</td> <td>568.23</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>65,887</td> <td>65,887</td> <td></td> <td>7,906</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0 Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0 Total Value</td> <td>70,479</td> <td>70,479</td> <td></td> <td>8,457</td> <td>Total Taxable</td> <td>7,457</td> <td>501.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	Land Value	4,592	4,592	12%	551	Assessed	8,457	568.23	Year Frozen	Improvements	65,887	65,887		7,906	Penalty	0		Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-67.00	TIF Project ID	0 Total Value	70,479	70,479		8,457	Total Taxable	7,457	501.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	Land Value	4,592	4,592	12%	551	Assessed	8,457	568.23																																																																																																																	
Year Frozen	Improvements	65,887	65,887		7,906	Penalty	0																																																																																																																		
Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-67.00																																																																																																																	
TIF Project ID	0 Total Value	70,479	70,479		8,457	Total Taxable	7,457	501.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>70,479</td><td>1000</td><td>7,457</td><td>501.00</td></tr> <tr><td>2024</td><td>2024-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>77,122</td><td>1000</td><td>7,528</td><td>501.00</td></tr> <tr><td>2023</td><td>2023-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>71,022</td><td>1000</td><td>7,280</td><td>489.00</td></tr> <tr><td>2022</td><td>2022-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>66,993</td><td>1000</td><td>7,039</td><td>477.00</td></tr> <tr><td>2021</td><td>2021-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>65,964</td><td>1000</td><td>6,916</td><td>477.00</td></tr> <tr><td>2020</td><td>2020-300006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>65,964</td><td>1000</td><td>6,916</td><td>468.00</td></tr> <tr><td>2019</td><td>2019-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>65,964</td><td></td><td>7,915</td><td>472.00</td></tr> <tr><td>2018</td><td>2018-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>65,964</td><td></td><td>7,670</td><td>458.00</td></tr> <tr><td>2017</td><td>2017-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>63,359</td><td></td><td>7,304</td><td>436.00</td></tr> <tr><td>2016</td><td>2016-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>63,359</td><td></td><td>6,957</td><td>415.00</td></tr> <tr><td>2015</td><td>2015-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>63,427</td><td></td><td>6,479</td><td>387.00</td></tr> <tr><td>2014</td><td>2014-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>63,427</td><td></td><td>6,171</td><td>368.00</td></tr> <tr><td>2013</td><td>2013-0006514</td><td>LANDESS, RANDY AND</td><td>202</td><td>61,360</td><td></td><td>4,667</td><td>279.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006514	LANDESS, RANDY AND	202	70,479	1000	7,457	501.00	2024	2024-300006514	LANDESS, RANDY AND	202	77,122	1000	7,528	501.00	2023	2023-300006514	LANDESS, RANDY AND	202	71,022	1000	7,280	489.00	2022	2022-300006514	LANDESS, RANDY AND	202	66,993	1000	7,039	477.00	2021	2021-300006514	LANDESS, RANDY AND	202	65,964	1000	6,916	477.00	2020	2020-300006514	LANDESS, RANDY AND	202	65,964	1000	6,916	468.00	2019	2019-0006514	LANDESS, RANDY AND	202	65,964		7,915	472.00	2018	2018-0006514	LANDESS, RANDY AND	202	65,964		7,670	458.00	2017	2017-0006514	LANDESS, RANDY AND	202	63,359		7,304	436.00	2016	2016-0006514	LANDESS, RANDY AND	202	63,359		6,957	415.00	2015	2015-0006514	LANDESS, RANDY AND	202	63,427		6,479	387.00	2014	2014-0006514	LANDESS, RANDY AND	202	63,427		6,171	368.00	2013	2013-0006514	LANDESS, RANDY AND	202	61,360		4,667	279.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006514	LANDESS, RANDY AND	202	70,479	1000	7,457	501.00																																																																																																																		
2024	2024-300006514	LANDESS, RANDY AND	202	77,122	1000	7,528	501.00																																																																																																																		
2023	2023-300006514	LANDESS, RANDY AND	202	71,022	1000	7,280	489.00																																																																																																																		
2022	2022-300006514	LANDESS, RANDY AND	202	66,993	1000	7,039	477.00																																																																																																																		
2021	2021-300006514	LANDESS, RANDY AND	202	65,964	1000	6,916	477.00																																																																																																																		
2020	2020-300006514	LANDESS, RANDY AND	202	65,964	1000	6,916	468.00																																																																																																																		
2019	2019-0006514	LANDESS, RANDY AND	202	65,964		7,915	472.00																																																																																																																		
2018	2018-0006514	LANDESS, RANDY AND	202	65,964		7,670	458.00																																																																																																																		
2017	2017-0006514	LANDESS, RANDY AND	202	63,359		7,304	436.00																																																																																																																		
2016	2016-0006514	LANDESS, RANDY AND	202	63,359		6,957	415.00																																																																																																																		
2015	2015-0006514	LANDESS, RANDY AND	202	63,427		6,479	387.00																																																																																																																		
2014	2014-0006514	LANDESS, RANDY AND	202	63,427		6,171	368.00																																																																																																																		
2013	2013-0006514	LANDESS, RANDY AND	202	61,360		4,667	279.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:21
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 157	
Lot Count		
Units Buildable	4592	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,205.00 x .45 = 4,592	
Factor Value		
Adjustments		
Lot Value	4,592	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,948 / 1,948
Style	100% One Story
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	1959 / 74

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	85.60	Total Misc Impr	+ 5,557
Roofing Adj	+ 3.75	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 210,389
Heat/Cool Adj	+ 10.77	Depreciation (73%)	- 153,584
Plumbing Adj	+ 5.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 56,805
Adj Base Cost	= 105.15	Lot Value	+ 4,592
Total Area	x 1,948	Indicated Value	= 61,397
Adjusted Cost	= 204,832	Value Per SqFt	31.52

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	56,805	
Lot Value	4,592	
Indicated Value	61,397	31.52 Per SqFt
Agland Value		
Site Improvements	7,084	
Total Value	68,481	35.15 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATO	Slab Porch - Open	6484	3x3		9	9.78		88
PRCH	Slab Porch - Covered	6485	6x5		30	22.86		686



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

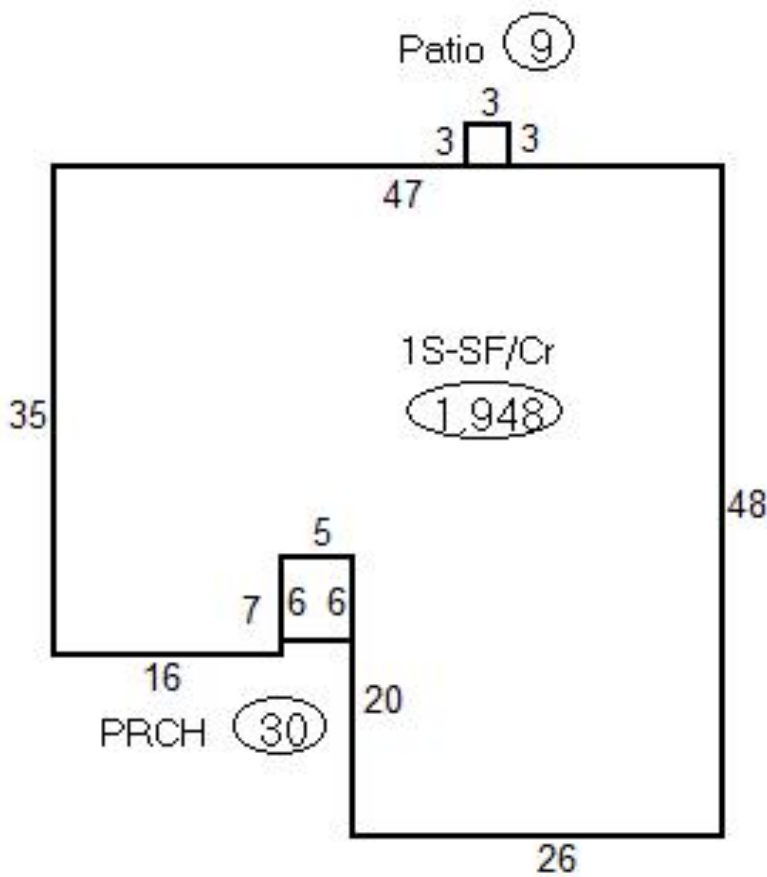
Date 02/06/2026

Time 07:23:21

Page 3

Sketch Image

300006514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,948	1.000	1,948
2	M	PATO		20	Patio	9	1.000	9
3	M	PRCH		20	PRCH	30	1.000	30
Total Building Area						1,948		1,948



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:21
 Page 4

300006514

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood /Metal Roof	32x12x8		Formed Metal	384	
	Qual	4	Cond 4	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD	
	Base Cost (19.07 x 384)		7,323		7,323	3,076	4,247
	PACN	Paving - Concrete Drives	44x21x0			924	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.09 x 924)		3,779		3,779	3,023	756
	CPDT	Carport - Detached	36x12x8		Formed Metal	432	
	Qual	4	Cond 4	Year 2010	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
	Base Cost (10.47 x 432)		4,523		4,523	2,442	2,081
	BNV	Building No Value - Hot tub cover	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x)						