



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:16
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Assessment Data					Primary Image									
Account	300006636													
Parcel ID	2150-00-005-017-0-001-00													
Cadastral ID	2150-005-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15555													
SHEPPARD, JASON D.														
P O BOX 133 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00804 S TEXAS													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0017 / 0005	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69618216 -99.90083085														
SOUTH PARK ADD. BLOCK 5 LOT 17														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					669/46	HEATON, WILLIAM I. (T	05/24/2011	68,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	9,189	617.41					
Year Frozen		Improvements	72,375	72,375		8,685	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	76,575	76,575		9,189	Total Taxable	8,189	550.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006636	SHEPPARD, JASON D.	202	76,575	1000	8,189	550.00							
2024	2024-300006636	SHEPPARD, JASON D.	202	82,919	1000	8,225	547.00							
2023	2023-300006636	SHEPPARD, JASON D.	202	74,634	1000	7,956	534.00							
2022	2022-300006636	SHEPPARD, JASON D.	202	73,428	1000	7,811	529.00							
2021	2021-300006636	SHEPPARD, JASON D.	202	73,428	1000	7,811	539.00							
2020	2020-300006636	SHEPPARD, JASON D.	202	73,428	1000	7,811	529.00							
2019	2019-0006636	SHEPPARD, JASON D.	202	72,206		7,664	457.00							
2018	2018-0006636	SHEPPARD, JASON D.	202	72,995		7,760	463.00							
2017	2017-0006636	SHEPPARD, JASON D.	202	72,727		7,728	461.00							
2016	2016-0006636	SHEPPARD, JASON D.	202	72,770		7,733	462.00							
2015	2015-0006636	SHEPPARD, JASON D.	202	77,689		7,534	450.00							
2014	2014-0006636	SHEPPARD, JASON D.	202	69,038		7,284	435.00							
2013	2013-0006636	SHEPPARD, JASON D.	202	67,996		7,159	427.00							



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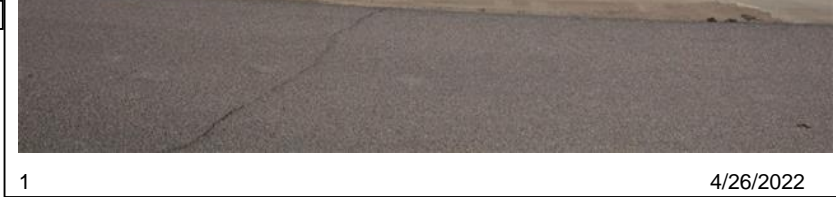
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	70 x 120	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,400.00 x .50 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,376 / 1,376
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	
Remodel	
Year/Eff Age	1962 / 64



1 4/26/2022

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	90.53	Total Misc Impr	+ 7,207
Roofing Adj	+ 4.05	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 158,553
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 103,059
Plumbing Adj	+ 4.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,494
Adj Base Cost	= 109.99	Lot Value	+ 4,200
Total Area	x 1,376	Indicated Value	= 59,694
Adjusted Cost	= 151,346	Value Per SqFt	43.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,494		
Lot Value	4,200		
Indicated Value	59,694	43.38	Per SqFt
Agland Value			
Site Improvements	17,483		
Total Value	77,177	56.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 2st Stv Cls A	0		1	1	1,874.09		1,874
RSPC	Raised Slab Porch - Covered	6990		48	48	40.31		1,935
PATC	Patio - Covered	6992	25x9		225	15.10		3,398



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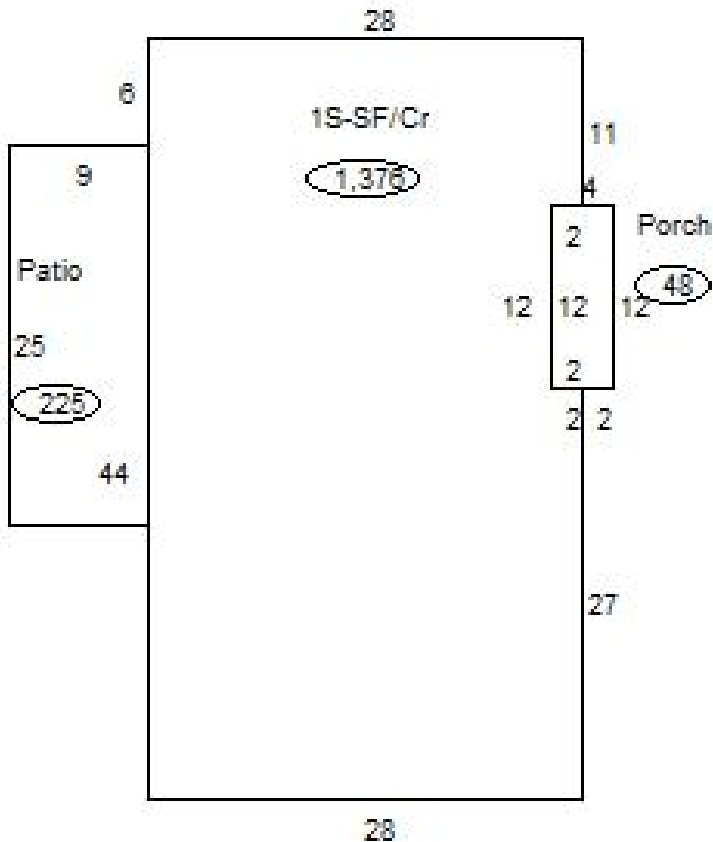
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	48	1.000	48
2	R	1	Crawl	20	1S-SF/Cr	1,376	1.000	1,376
3	M	PATC		20	Patio	225	1.000	225
Total Building Area						1,376		1,376



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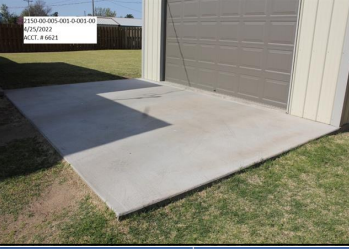



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	32x18x12	Concrete	Formed Metal	576		
	Qual	3	Cond	3	Year	2023	Eff Age	3
			0			0		
			0			0		
		Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (27.51 x 576)		15,846				15,846	792	15,054
	PACN	Paving - Concrete Shed	15x15x0			225		
	Qual	3	Cond	3	Year	2023	Eff Age	3
			0			0		
			0			0		
		Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (5.27 x 225)		1,186				1,186	178	1,008
	CPDT	Carport - Detached	20x20x10		Formed Metal	400		
	Qual	3	Cond	3	Year	1970	Eff Age	56
			0			0		
			0			0		
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.19 x 400)		3,676				3,676	2,941	735
	PACN	Paving - Concrete Driveway	42x18x0			756		
	Qual	3	Cond	3	Year	1970	Eff Age	56
			0			0		
			0			0		
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.12 x 756)		3,115				3,115	2,492	623
	PACN	Paving - Concrete Sidewalk	10x4x0			40		
	Qual	3	Cond	3	Year	1970	Eff Age	56
			0			0		
			0			0		
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.93 x 40)		317				317	254	63