




# 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	300006669				 <p>HOUSE &amp; FRONT DECK 3/13/2023</p>									
Parcel ID	2160-00-002-004-0-001-00													
Cadastral ID	2160-002-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15584													
YOUNG, JOHN L.														
PO BOX 118 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	01121 CEDAR DR													
Subdivision	WIEDRICH ADDN													
Lot/Block	0004 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.70349480 -99.89536235														
WIEDRICH ADD BLOCK 2 LOT 4 LESS 5' STRIP ON N BOUNDRY LINE														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					505/91	MULBERY, BILLY R. ETUX	03/23/1995	4,000	QV					
					490/58	CHESTER E. MELIZA	11/01/1993	1,500	QV					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,160	6,160	12%	739	Assessed	5,613	377.14					
Year Frozen		Improvements	2,940	2,915		350	Penalty	0						
Uncapped Value	0	Mobile Home	37,696	37,696		4,524	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	46,796	46,771		5,613	Total Taxable	4,613	310.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006669	YOUNG, JOHN L.	202	46,796	1000	4,449	299.00							
2024	2024-300006669	YOUNG, JOHN L.	202	48,249	1000	4,290	285.00							
2023	2023-300006669	YOUNG, JOHN L.	202	42,803	1000	4,136	278.00							
2022	2022-300006669	YOUNG, JOHN L.	202	42,803	1000	4,136	280.00							
2021	2021-300006669	YOUNG, JOHN L.	202	42,803	1000	4,136	286.00							
2020	2020-300006669	YOUNG, JOHN L.	202	42,803	1000	4,136	280.00							
2019	2019-0006669	YOUNG, JOHN L.	202	44,917		4,390	262.00							
2018	2018-0006669	YOUNG, JOHN L.	202	47,777		4,733	282.00							
2017	2017-0006669	YOUNG, JOHN L.	202	50,319		5,038	301.00							
2016	2016-0006669	YOUNG, JOHN L.	202	57,228		5,180	309.00							
2015	2015-0006669	YOUNG, JOHN L.	202	50,449		5,001	298.00							
2014	2014-0006669	YOUNG, JOHN L.	202	53,294		4,826	288.00							
2013	2013-0006669	YOUNG, JOHN L.	202	57,109		4,656	278.00							



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	6160	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,689.00 x .45 = 6,160	
Factor Value		
Adjustments		
Lot Value	6,160	

Residential Data	
Type	6 Mobile Home 66 x 27
Condition	2.75 - Fair
Quality	2.5 - Fair
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,782 / 1,782
Style	100% Double 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	1995 / 33

HOUSE & FRONT DECK	3/13/2023
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,013		
Lot Value	6,160		
Indicated Value	42,173	23.67	Per SqFt
Agland Value			
Site Improvements	2,738		
Total Value	44,911	25.20	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	43.71	Total Misc Impr	+ 6,214
Roofing Adj	+ 2.08	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 100,036
Heat/Cool Adj	+ 1.98	Depreciation ( 64%)	- 64,023
Plumbing Adj	+ 4.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,013
Adj Base Cost	= 52.65	Lot Value	+ 6,160
Total Area	x 1,782	Indicated Value	= 42,173
Adjusted Cost	= 93,822	Value Per SqFt	23.67

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	7135	20x10	2000	200	31.07	6,214



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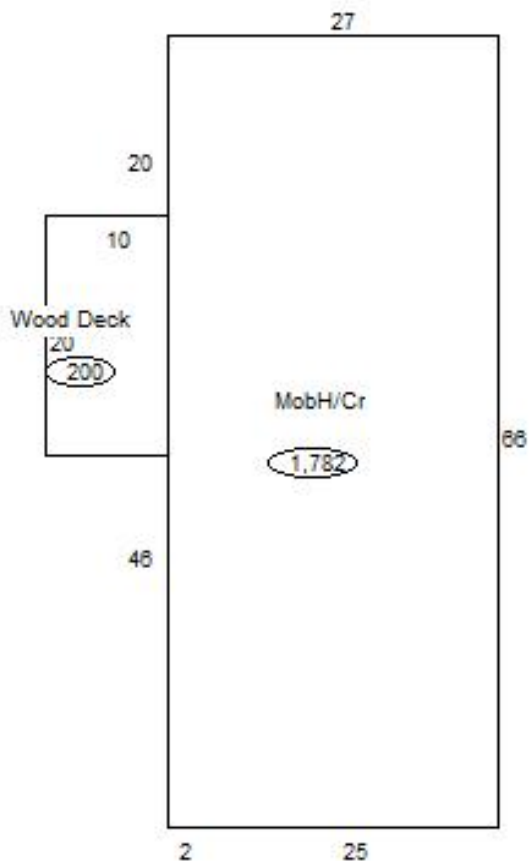
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,782	1.000	1,782
2	M	WODC		20	Wood Deck	200	1.000	200
<b>Total Building Area</b>						<b>1,782</b>		<b>1,782</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt / DRIVEWAY	70x15x0	Paved-Asphalt		1,050
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.39 x 1,050)		4,610	4,610	3,688	922
	CPAT	Carport - Attached	24x20x8	Paved-Asphalt	Formed Metal	480
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.87 x 480)		4,258	4,258	3,194	1,064
	SHDS	Yard Shed - Wood	12x12x6	Dirt	Composition Shingle	144
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.41 x 144)		2,507	2,507	1,755	752