



# 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	300006671				<p>HOUSE, ATTACHED GARAGE 3/13/2023</p>									
Parcel ID	2160-00-002-006-0-001-00													
Cadastral ID	2160-002-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15586													
SOBER, JAN														
P O BOX 88 LAVERNE OK 73848-0000														
Parcel Location														
Situs	01117 CEDAR DR													
Subdivision	WIEDRICH ADDN													
Lot/Block	0006 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70351719 -99.89481166														
WIEDRICH ADD BLOCK 2 LOT 6; N 7 1/2' STRIP OF 5														
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					
					/	SOBER, JAN								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	6,773	5,718	12%	686	Assessed	7,501	503.99					
Year Frozen		Improvements	65,381	56,788		6,815	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	72,154	62,506		7,501	Total Taxable	6,501	437.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006671	SOBER, JAN	202	72,154	1000	6,282	422.00							
2024	2024-300006671	SOBER, JAN	202	79,274	1000	6,071	404.00							
2023	2023-300006671	SOBER, JAN	202	73,489	1000	5,865	394.00							
2022	2022-300006671	SOBER, JAN	202	73,489	1000	5,664	383.00							
2021	2021-300006671	SOBER, JAN	202	73,489	1000	5,470	378.00							
2020	2020-300006671	SOBER, JAN	202	73,489	1000	5,282	358.00							
2019	2019-0006671	SOBER, JAN	202	73,491		5,099	304.00							
2018	2018-0006671	SOBER, JAN	202	73,491		4,922	294.00							
2017	2017-0006671	SOBER, JAN	202	71,736		4,749	283.00							
2016	2016-0006671	SOBER, JAN	202	73,491		4,581	273.00							
2015	2015-0006671	SOBER, JAN	202	75,403		4,420	264.00							
2014	2014-0006671	SOBER, JAN	202	77,208		4,261	254.00							
2013	2013-0006671	SOBER, JAN	202	104,539		4,108	245.00							



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	107.5 x 140	
Lot Count		
Units Buildable	6773	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	15,050.00 x .45 = 6,773	
Factor Value		
Adjustments		
Lot Value	6,773	

Residential Data	
Type	1 Single Family Residence
Condition	2.6 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,691 / 1,691
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,691
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 66

HOUSE, ATTACHED GARAGE 3/13/2023

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	88.47	Total Misc Impr	+ 401
Roofing Adj	+ 3.87	Garage Cost	+ 15,616
Subfloor Adj	+ -1.86	Total RCN	= 193,589
Heat/Cool Adj	+ 10.77	Depreciation ( 67%)	- 129,705
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,884
Adj Base Cost	= 105.01	Lot Value	+ 6,773
Total Area	x 1,691	Indicated Value	= 70,657
Adjusted Cost	= 177,572	Value Per SqFt	41.78

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	63,884	
Lot Value	6,773	
Indicated Value	70,657	41.78 Per SqFt
Agland Value		
Site Improvements		
Total Value	70,657	41.78 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	7141	4x4	1965	16	9.78		156
PATO	Raised Slab Porch - Open	7143	5x5	1965	25	9.78		245



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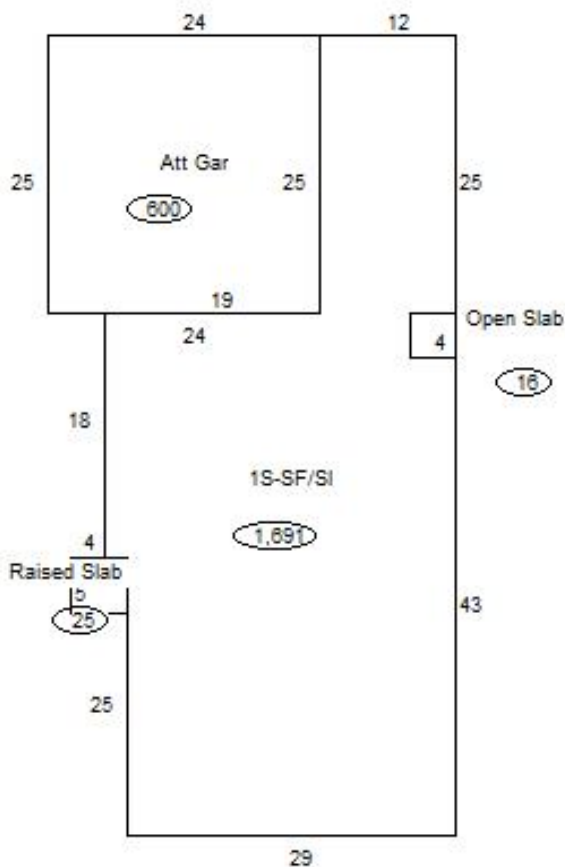
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Sketch Image

300006671



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,691	1.000	1,691
2	M	PATO		20	Open Slab	16	1.000	16
3	G	1		20	Att Gar	600	1.000	600
4	M	PATO		20	Raised Slab	25	1.000	25
<b>Total Building Area</b>						1,691		1,691