



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image																																																												
<b>Account</b> 300006672 <b>Parcel ID</b> 2160-00-002-007-0-001-00 <b>Cadastral ID</b> 2160-002-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15586 SOBER, JAN  P O BOX 88 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 01023 CEDAR DR <b>Subdivision</b> WIEDRICH ADDN <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 201050 - WIEDRICH <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																
<b>Legal Description</b> Lat/Long: 36.70316384 -99.89566305 WIEDRICH ADD BLOCK 2 LOT 7										<b>SHED</b> 3/13/2023																																																						
<b>Exemptions</b>				<b>Building Permits</b>																																																												
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																									
2025	2025-300006672	SOBER, JAN	202	14,216	0	1,706	115.00																																																									
2024	2024-300006672	SOBER, JAN	202	15,126	0	1,751	116.00																																																									
2023	2023-300006672	SOBER, JAN	202	13,896	0	1,668	112.00																																																									
2022	2022-300006672	SOBER, JAN	202	13,896	0	1,668	113.00																																																									
2021	2021-300006672	SOBER, JAN	202	13,896	0	1,668	115.00																																																									
2020	2020-300006672	SOBER, JAN	202	13,896	0	1,668	113.00																																																									
2019	2019-0006672	SOBER, JAN	202	14,112		1,694	101.00																																																									
2018	2018-0006672	SOBER, JAN	202	14,112		1,694	101.00																																																									
2017	2017-0006672	SOBER, JAN	202	14,112		1,694	101.00																																																									
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2014	2014-0006672	SOBER, JAN	202	14,112		1,694	101.00																																																									
2013	2013-0006672	SOBER, JAN	202	14,328		1,643	98.00																																																									



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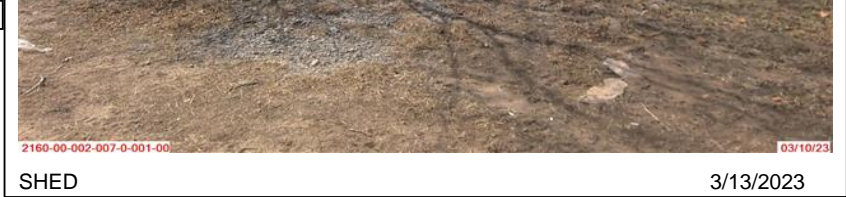
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	80 x 140	
Lot Count		
Units Buildable	5040	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,200.00 x .45 = 5,040	
Factor Value		
Adjustments		
Lot Value	5,040	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



SHED 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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 5,040
Total Area	x	Indicated Value	= 5,040
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	5,040	
Indicated Value	5,040	0.00 Per SqFt
Agland Value		
Site Improvements	11,194	
Total Value	16,234	0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x36x12	Concrete	Formed Metal	864
	Qual 2	Cond 2	Year 2008	Eff Age 22		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.44 x 864)		22,844	22,844	11,650		11,194