




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:25:53  
Page 1

Assessment Data					Primary Image									
Account	300006677				 <p>HOUSE, ENCLOSED PORCH 3/13/2023</p>									
Parcel ID	2160-00-003-004-0-001-00													
Cadastral ID	2160-003-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	12941													
LOVE, J. C.														
P O BOX 1125 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	01114 CEDAR DR													
Subdivision	WIEDRICH ADDN													
Lot/Block	0004 / 0003	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.70450848 -99.89261603														
WIEDRICH ADD BLOCK 3 LOTS 4-5-6 BOOK 778 PAGE 264 FD														
<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> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
776/784	LOVE, J.C. AND	07/26/2023		04										
527/778	BLACK, EVA M. TRUSTEE	09/05/1997	80,000	Q										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	Land Value	18,617	14,730	12%	1,768	Assessed	16,505	1,108.97						
Year Frozen	Improvements	152,188	122,811		14,737	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-67.00						
TIF Project ID	0	Total Value	170,805	137,541	16,505	Total Taxable	15,505	1,042.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006677	LOVE, J. C.	202	170,805	1000	15,024	1,009.00							
2024	2024-300006677	LOVE, J. C.	202	182,711	1000	14,558	968.00							
2023	2023-300006677	LOVE, J. C.	202	170,478	1000	14,105	947.00							
2022	2022-300006677	LOVE, J.C. AND	202	170,478	1000	13,665	925.00							
2021	2021-300006677	LOVE, J.C. AND	202	170,478	1000	13,237	914.00							
2020	2020-300006677	LOVE, J.C. AND	202	170,478	1000	12,823	869.00							
2019	2019-0006677	LOVE, J.C. AND	202	174,218		12,420	741.00							
2018	2018-0006677	LOVE, J.C. AND	202	176,945		12,030	718.00							
2017	2017-0006677	LOVE, J.C. AND	202	174,648		11,650	695.00							
2016	2016-0006677	LOVE, J.C. AND	202	177,232		11,281	673.00							
2015	2015-0006677	LOVE, J.C. AND	202	165,804		10,566	631.00							
2014	2014-0006677	LOVE, J.C. AND	202	170,621		10,228	610.00							
2013	2013-0006677	LOVE, J.C. AND	202	201,646		9,901	591.00							



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Date 02/06/2026  
 Time 07:25:53  
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	18617	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	41,372.00 x .45 = 18,617	
Factor Value		
Adjustments		
Lot Value	18,617	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,891 / 1,891
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	1,479 Total, 1,479 Partition
Garage Type	754 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44

HOUSE, ENCLOSED PORCH	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	

Cost Approach		Manual :	
Base Cost	86.42	Total Misc Impr	+ 4,798
Roofing Adj	+ 3.77	Garage Cost	+ 19,131
Subfloor Adj	+ 0.00	Total RCN	= 284,395
Heat/Cool Adj	+ 10.77	Depreciation ( 49%)	- 139,354
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 31.60	RCNLD	= 145,041
Adj Base Cost	= 137.74	Lot Value	+ 18,617
Total Area	x 1,891	Indicated Value	= 163,658
Adjusted Cost	= 260,466	Value Per SqFt	86.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,041		
Lot Value	18,617		
Indicated Value	163,658	86.55	Per SqFt
Agland Value			
Site Improvements	15,029		
Total Value	178,687	94.49	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	7148	12x10	1982	120	39.98	4,798



Harper

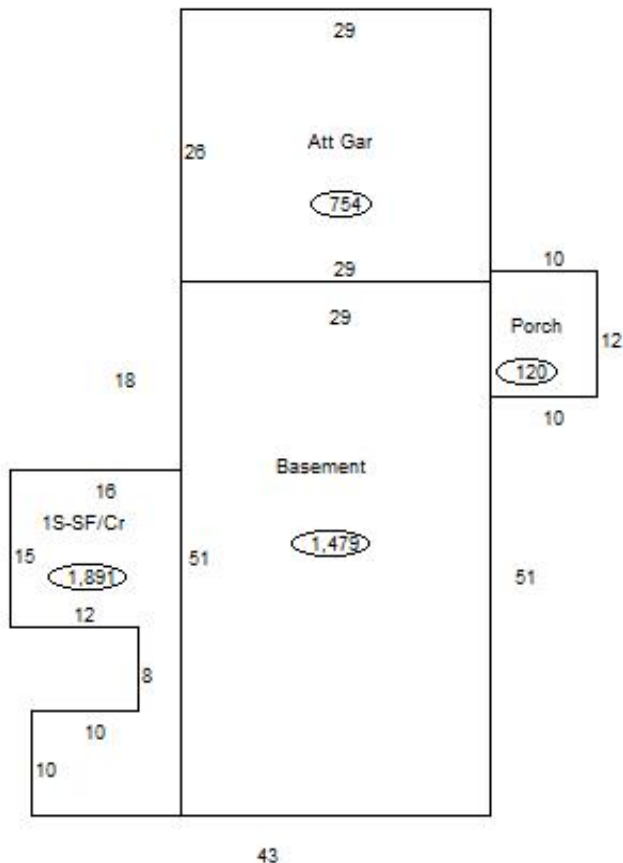
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026  
 Time 07:25:53  
 Page 3

Sketch Image

300006677



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	754	1.000	754
2	B			20	Basement	1,479	1.000	1,479
3	M	RSPC		20	Porch	120	1.000	120
4	R	1	Crawl	20	1S-SF/Cr	1,891	1.000	1,891
<b>Total Building Area</b>						1,891		1,891



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Date 02/06/2026  
 Time 07:25:53  
 Page 4

300006677

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPRV	Carport - RV	45x15x12	Dirt	Formed Metal	675		
	Qual	4	Cond	4	Year	2010	Eff Age	13
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.60 x 675)	5,805		5,805	3,135	2,670	
	PACN	Paving - Concrete	12x20x0	Concrete		240		
	Qual	3	Cond	3	Year	1985	Eff Age	41
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.06 x 240)	1,214		1,214	971	243	
	PACN	Paving - Concrete	35x25x0	Concrete		875		
	Qual	3	Cond	3	Year	1985	Eff Age	41
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.10 x 875)	3,588		3,588	2,870	718	
	PACN	Paving - Concrete	65x3x0	Concrete		195		
	Qual	3	Cond	3	Year	1985	Eff Age	41
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.70 x 195)	1,112		1,112	890	222	
	UTIL	Shop Building	40x30x12	Concrete	Formed Metal	1,200		
	Qual	3	Cond	3	Year	1985	Eff Age	41
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.61 x 1,200)	31,932		31,932	20,756	11,176	