



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:25:54  
Page 1

Assessment Data					Primary Image														
Account	300006678																		
Parcel ID	2160-00-003-007-0-001-00																		
Cadastral ID	2160-003-007-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	1																
Tax Area	202 - 1T-LAVERNE-C																		
Name ID	24487																		
VKT, LLC																			
PO BOX 308																			
LAVERNE			OK 73848-																
<b>Parcel Location</b>																			
Situs	01118 CEDAR DR																		
Subdivision	WIEDRICH ADDN																		
Lot/Block	0007 / 0003	Parcel Size	4 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	200200 - SHUMANS\PARKWEID																		
School District	1-LAVERNE - 1-LAVERNE																		
<b>Legal Description</b> Lat/Long: 36.71000534 -99.90501797																			
WIEDRICH ADD BLOCK 3 LOTS 7-8-9-10 BOOK 759 PAGE 703																			
<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															
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>758/703 /</td><td>MULBERRY, BILLY RAY (TRUST) &amp; MULBERRY, BILLY RAY (TRUST) &amp;</td><td>02/26/2021</td><td></td><td>0 04</td></tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	758/703 /	MULBERRY, BILLY RAY (TRUST) & MULBERRY, BILLY RAY (TRUST) &	02/26/2021		0 04
Sale History																			
Bk/Pg	Grantor	Date	Price	Code															
758/703 /	MULBERRY, BILLY RAY (TRUST) & MULBERRY, BILLY RAY (TRUST) &	02/26/2021		0 04															
<b>Parcel Valuation</b>																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap	2021	Land Value	19,890	13,415	12%	1,610	Assessed	14,328 962.70											
Year Frozen		Improvements	131,673	105,982		12,718	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00											
TIF Project ID	0	Total Value	151,563	119,397	14,328	Total Taxable	14,328	963.00											
<b>Assessment History</b>																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006678	VKT, LLC	202	151,563	0	13,645	917.00												
2024	2024-300006678	VKT, LLC	202	159,729	0	12,996	864.00												
2023	2023-300006678	VKT, LLC	202	103,141	0	12,377	831.00												
2022	2022-300006678	VKT, LLC	202	103,141	0	12,377	838.00												
2021	2021-300006678	VKT, LLC	202	103,141	0	12,377	855.00												
2020	2020-300006678	MULBERRY, BILLY RAY (TRUST) &	202	103,141	1000	11,377	771.00												
2019	2019-0006678	MULBERRY, BILLY RAY (TRUST) &	202	141,360		10,971	655.00												
2018	2018-0006678	MULBERRY, BILLY RAY (TRUST) &	202	144,435		10,622	634.00												
2017	2017-0006678	MULBERRY, BILLY RAY (TRUST) &	202	137,639		10,284	614.00												
2016	2016-0006678	MULBERRY, BILLY RAY (TRUST) &	202	140,551		9,955	594.00												
2015	2015-0006678	MULBERRY, BILLY RAY (TRUST) &	202	144,811		9,362	559.00												
2014	2014-0006678	MULBERRY, BILLY RAY (TRUST) &	202	150,804		9,061	541.00												
2013	2013-0006678	MULBERRY, BILLY RAY (TRUST) &	202	179,175		8,768	523.00												



# Harper

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Date 02/06/2026  
Time 07:25:54  
Page 2

Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	0	0	
Lot Count			
Units Buildable	3908		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	44,201.00 x .45 = 19,890		
Factor Value			
Adjustments			
Lot Value	19,890		



HOUSE 3/13/2023

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	1,987 / 1,987
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	, 943 Partition
Garage Type	
Remodel	
Year/Eff Age	1973 / 53

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	97,500		
Lot Value	19,890		
Indicated Value	117,390	59.08	Per SqFt
Agland Value			
Site Improvements	39,287		
Total Value	156,677	78.85	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.43	Total Misc Impr	+ 18,388
Roofing Adj	+ 3.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 226,745
Heat/Cool Adj	+ 10.77	Depreciation ( 57%)	- 129,245
Plumbing Adj	+ 4.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,500
Adj Base Cost	= 104.86	Lot Value	+ 19,890
Total Area	x 1,987	Indicated Value	= 117,390
Adjusted Cost	= 208,357	Value Per SqFt	59.08

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1973	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	7153	16x10	1973	160	39.79		6,366
PRCH	Slab Porch - Covered	7154	41x8	1973	328	22.07		7,239



Harper

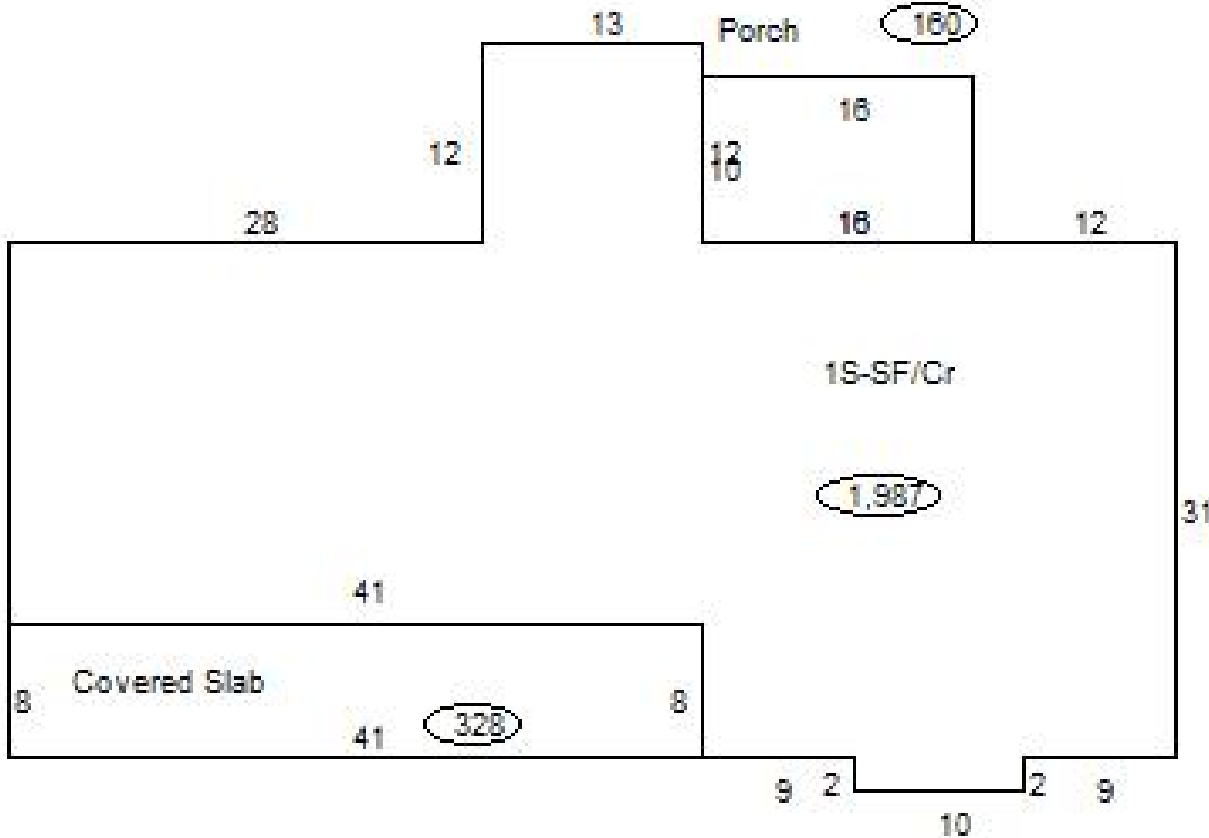
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Date 02/06/2026  
 Time 07:25:54  
 Page 3

Sketch Image

300006678



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	160	1.000	160
2	M	PRCH		20	Covered Slab	328	1.000	328
3	R	1	Crawl	20	1S-SF/Cr	1,987	1.000	1,987
<b>Total Building Area</b>						1,987		1,987



# Harper

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Date 02/06/2026  
 Time 07:25:54  
 Page 4

300006678

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete	30x54x0	Base		1,620		
	Qual	3	Cond	3	Year	2023	Eff Age	3
			0					
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (3.99 x 1,620)	6,464		6,464	970	5,494	
	UTIL	Utility Building	40x30x14	Concrete	Formed Metal	1,200		
	Qual	2	Cond	3	Year	2023	Eff Age	3
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (25.91 x 1,200)	31,092		31,092	1,555	29,537	
	ASC	Awing/Shelter/Carport	40x14x12	Concrete	Formed Metal	560		
	Qual	3	Cond	3	Year	2023	Eff Age	2
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (3.94 x 560)	2,206		2,206	154	2,052	
	SHDS	Yard Shed - Metal	22x12x8	Dirt	Formed Metal	264		
	Qual	3	Cond	3	Year	2006	Eff Age	20
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (15.41 x 264)	4,068		4,068	2,400	1,668	
	PAVA	Paving - Asphalt	30x20x0	Paved-Asphalt		600		
	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 (4.47 x 600)	2,682		2,682	2,146	536	