



# 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	300009763													
Parcel ID	2199-27-26N-25W-0-004-00													
Cadastral ID	2199-26N-25W-27-0-004-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	12711													
ASHLOCK, RONNIE E.														
RT 1 BOX 450 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	00309 COUNTY LINE RD													
Subdivision	OUTLYING AREA--LAVERNE													
Lot/Block	0001 / 0002	Parcel Size	.55 - Acres											
Sec/Twn/Rng	/ / /													
Neighborhood	219900 - OUTLYING AREA LAV													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.71619649 -99.89929418														
OUTLYING AREAS TO LAVERNE TRACT IN N2NW4, .34AC (SEC 27 26N-25W)														
<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	No	1,000											
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	10,958	10,958	12%	1,315	Assessed	5,432	364.98					
Year Frozen		Improvements	34,304	34,304		4,117	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	45,262	45,262		5,432	Total Taxable	5,432	365.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300009763	ASHLOCK, RONNIE E.	202	45,262	1000	4,432	298.00							
2024	2024-300009763	ASHLOCK, RONNIE E.	202	47,277	1000	4,496	299.00							
2023	2023-300009763	ASHLOCK, RONNIE E.	202	44,769	1000	4,336	291.00							
2022	2022-300009763	ASHLOCK, RONNIE E.	202	43,171	1000	4,181	283.00							
2021	2021-300009763	ASHLOCK, RONNIE E.	202	42,495	1000	4,099	283.00							
2020	2020-300009763	ASHLOCK, RONNIE E.	202	45,065	1000	4,014	272.00							
2019	2019-0009763	ASHLOCK, RONNIE E.	202	45,065		3,869	231.00							
2018	2018-0009763	ASHLOCK, RONNIE E.	202	45,065		3,727	222.00							
2017	2017-0009763	ASHLOCK, RONNIE E.	202	45,065		3,590	214.00							
2016	2016-0009763	ASHLOCK, RONNIE E.	202	45,065		3,455	206.00							
2015	2015-0009763	ASHLOCK, RONNIE E.	202	43,642		3,326	198.00							
2014	2014-0009763	ASHLOCK, RONNIE E.	202	33,742		2,047	122.00							
2013	2013-0009763	ASHLOCK, RONNIE E.	202	31,172		1,958	117.00							



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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	10958	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	24,350.00 x .45 = 10,958	
Factor Value		
Adjustments		
Lot Value	10,958	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,012 / 1,012
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 89

HOUSE	2/1/2024
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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	

Cost Approach		Manual :	
Base Cost	86.15	Total Misc Impr	+ 4,780
Roofing Adj	+ 4.00	Garage Cost	+
Subfloor Adj	+ 1.04	Total RCN	= 109,633
Heat/Cool Adj	+ 9.78	Depreciation ( 80%)	- 87,706
Plumbing Adj	+ 2.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,927
Adj Base Cost	= 103.61	Lot Value	+ 10,958
Total Area	x 1,012	Indicated Value	= 32,885
Adjusted Cost	= 104,853	Value Per SqFt	32.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,927		
Lot Value	10,958		
Indicated Value	32,885	32.50	Per SqFt
Agland Value			
Site Improvements	12,114		
Total Value	44,999	44.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7172	16x8		128	35.90		4,595
PATO	Partial enclosed porch	7173	5x4		20	9.25		185



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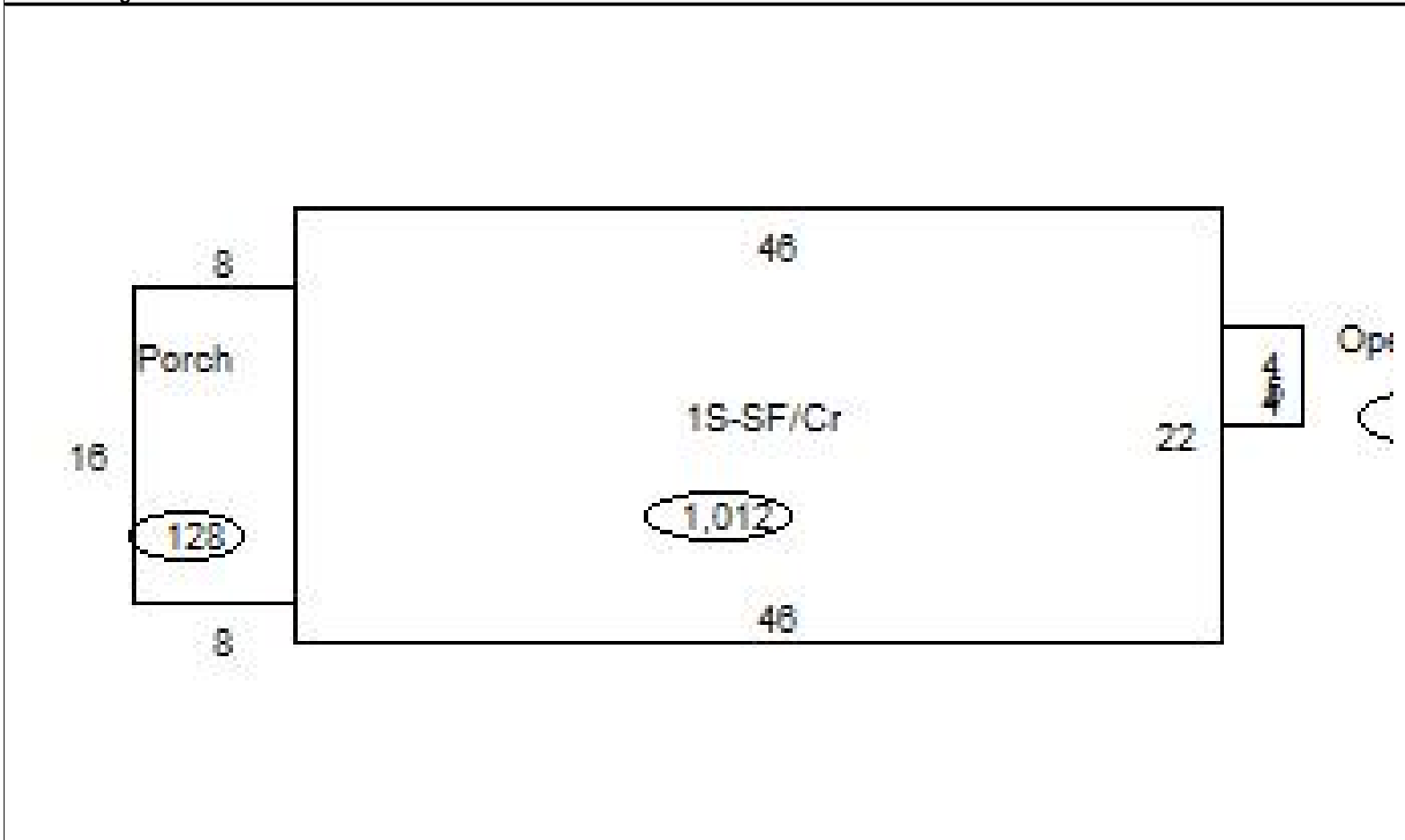
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,012	1.000	1,012
2	M	RSPC		20	Porch	128	1.000	128
3	M	PATO		20	Open Slab	20	1.000	20
<b>Total Building Area</b>						1,012		1,012



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	25x23x8	Dirt	Formed Metal	575	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.81 x 575)		2,766		2,766	1,438	1,328
	CPRV	Carport - RV	25x23x12	Dirt	Formed Metal	575	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (64% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.87 x 575)		3,950		3,950	2,528	1,422
	SHDS	Shed - Small	24x16x8	Base	Formed Metal	384	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (18.15 x 384)		6,970		6,970	5,576	1,394
	LOAF	Loafing Shed	24x24x8	Base	Galvanized Metal	576	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.06 x 576)		3,491		3,491	2,793	698
	UTIL	Utility Building	35x25x10	Concrete	Composition Shingle	875	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.81 x 875)		23,459		23,459	16,187	7,272