



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 300009779 Parcel ID 0000-01-25N-25W-2-004-00 Cadastral ID 0000-25N-25W-01-2-004-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 16306 NIELSEN, JAY D. & MONICA RENEE NIELSEN RT 2 BOX 387 LAVERNE OK 73848-0000 Parcel Location Situs 1225N25W24 Subdivision Lot/Block / Parcel Size 45 - Acres Sec/Twn/Rng 1 / 25 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-01-25N-25W-2-004-00 5/18/2022 ACCT. #9779</p> <p>1 5/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.69998928 -99.89752721																																																																																																																									
SEC 1-25-25 E2SE4NW4; NE4NE4SW4; N2SE4NE4SW4; W2NW4NW4SE4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Acre - HomeSite and Tracts	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities			
Method	Acre		
Base Lot Value	1.00 x 5,000.00 = 5,000		
Factor Value			
Adjustments			
Lot Value	5,000		



Residential Data	
Type	6 Mobile Home 86 x 32
Condition	3.5 - Average
Quality	4 - Good
Architecture	
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,752 / 2,752
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 16

1 5/19/2022

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	51.55	Total Misc Impr	+ 8,050
Roofing Adj	+ 2.76	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 170,941
Heat/Cool Adj	+ 1.88	Depreciation (38%)	- 64,958
Plumbing Adj	+ 2.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,983
Adj Base Cost	= 59.19	Lot Value	+ 5,000
Total Area	x 2,752	Indicated Value	= 110,983
Adjusted Cost	= 162,891	Value Per SqFt	40.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,983		
Lot Value	5,000		
Indicated Value	110,983	40.33	Per SqFt
Agland Value	3,861		
Site Improvements	28,924		
Total Value	143,768	52.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0		1	1	6,170.47		6,170
RSPC	Raised Slab Porch - Covered	209		60	60	31.33		1,880



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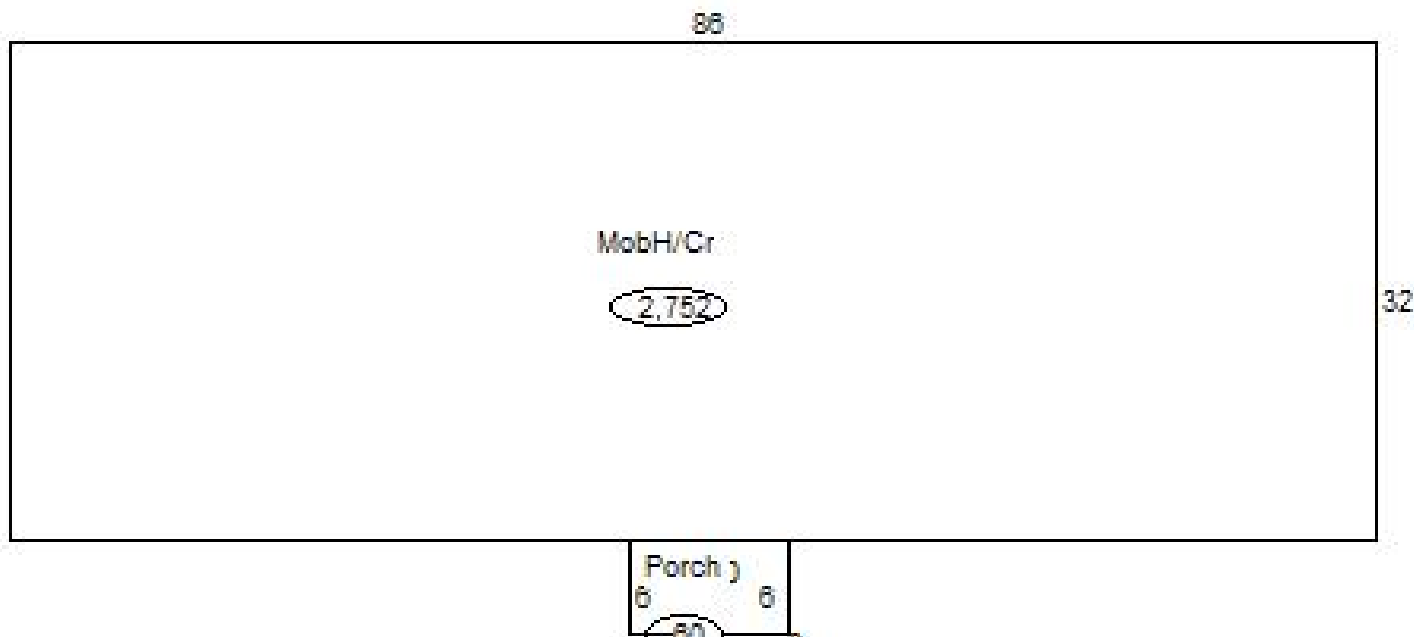
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,752	1.000	2,752
2	M	RSPC		20	Porch	60	1.000	60
Total Building Area						2,752		2,752



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	30x16x0			480
	Qual 3	Cond 3	Year 2020	Eff Age 6		
			0			
			0			
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 480)	2,002		2,002	641
						1,361
	GRDT	Garage - Detached	40x30x10		Formed Metal	1,200
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
			0			
		Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (33.14 x 1,200)	39,768		39,768	12,328
						27,440
	PACN	Paving - Concrete SIDEWALK	28x3x0			84
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.30 x 84)	613		613	490
						123



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	NP	48			.910	154	154	140	140
PC	PRATT LOAMY BILLOWY	NP	37			6.863	118	118	813	813
PD	PRATT LOAMY HUMMOCKY	NP	31			24.328	99	99	2,413	2,413
TD	TIVOLI FINE SAND	NP	13			11.899	42	42	495	495
NP Totals						44.000			3,861	3,861
Total Agland						44.000			3,861	3,861