



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:40
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Assessment Data					Primary Image				
Account	300009783								
Parcel ID	0000-27-26N-25W-1-002-00								
Cadastral ID	0000-26N-25W-27-1-002-00								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	101 - 1R-LAVERNE								
Name ID	25173								
HAYES, RUSTIN & CHELSEY HAYES									
17660 ST HWY 149 LAVERNE OK 73848-									
Parcel Location									
Situs	17660 STATE 149 HWY								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	27 / 26 / 25 / 1								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
17660 ST HWY 149 LAVERNE OK 73848-									
7/5/2022									
Legal Description Lat/Long: 36.70997258 -99.90538046									
SECT.27-26-25 TRACT IN SWNE BOOK 771 PAGE 281									
Building Permits									
Number Description Opened Closed Amount									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					771/281	HUSTED, CHANCE L. AND	09/15/2022	395,000	18
					/	HUSTED, CHANCE L. AND			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2023	Land Value	6,544	6,544	12%	785	Assessed	41,810	2,809.21
Year Frozen		Improvements	346,234	341,878		41,025	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	352,778	348,422		41,810	Total Taxable	41,810	2,809.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300009783	HAYES, RUSTIN &			101	352,778	0	39,820	2,676.00
2024	2024-300009783	HAYES, RUSTIN &			101	347,264	0	37,923	2,522.00
2023	2023-300009783	HAYES, RUSTIN &			101	300,981	0	36,117	2,426.00
2022	2022-300009783	HAYES, RUSTIN &			101	281,165	1000	32,740	2,216.00
2021	2021-300009783	HUSTED, CHANCE L. AND			101	281,165	1000	32,740	2,260.00
2020	2020-300009783	HUSTED, CHANCE L. AND			101	281,165	1000	32,740	2,218.00
2019	2019-0009783	HUSTED, CHANCE L. AND			101	283,906		32,485	1,939.00
2018	2018-0009783	HUSTED, CHANCE L. AND			101	283,906		31,509	1,880.00
2017	2017-0009783	HUSTED, CHANCE L. AND			101	263,028		30,563	1,824.00
2016	2016-0009783	HUSTED, CHANCE L. AND			101	263,028		30,563	1,824.00
2015	2015-0009783	HUSTED, CHANCE L. AND			101	296,478		30,442	1,817.00
2014	2014-0009783	HUSTED, CHANCE L. AND			101	276,326		29,526	1,762.00
2013	2013-0009783	HUSTED, CHANCE L. AND			101	278,768		28,637	1,709.00



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-27-26N-25W-1-002-00 ACCT # 9783 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,900 / 3,800
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	UPDATED -
Year/Eff Age	2008 / 10



1 7/5/2022

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	68.04	Total Misc Impr	+ 15,538
Roofing Adj	+ 2.16	Garage Cost	+ 24,565
Subfloor Adj	+ -1.39	Total RCN	= 360,975
Heat/Cool Adj	+ 12.33	Depreciation (10%)	- 36,098
Plumbing Adj	+ 3.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 324,877
Adj Base Cost	= 84.44	Lot Value	+ 5,750
Total Area	x 3,800	Indicated Value	= 330,627
Adjusted Cost	= 320,872	Value Per SqFt	87.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	324,877		
Lot Value	5,750		
Indicated Value	330,627	87.01	Per SqFt
Agland Value	794		
Site Improvements	21,743		
Total Value	353,164	92.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,476.90		5,477
PATC	Patio - Covered	719	45x7		315	14.83		4,671
BALW	Balcony - Wood	720	20x10		200	26.95		5,390



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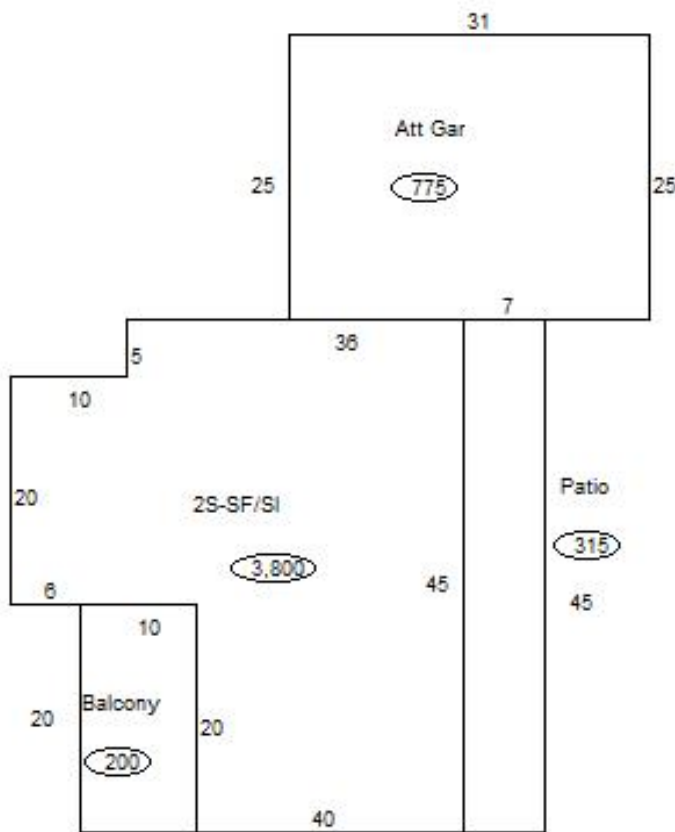
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	775	1.000	775
2	M	PATC		20	Patio	315	1.000	315
3	M	BALW		20	Balcony	200	1.000	200
4	R	2	Slab	20	2S-SF/Sl	1,900	2.000	3,800
Total Building Area						1,900		3,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - POOL DECK	20x20x0			400
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (14.46 x 400)		5,784		5,784	868	4,916
	SHDS	Shipping/Storage Container	40x8x8		Formed Metal	320
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (19.46 x 320)		6,227		6,227	872	5,355
	SHDS	Yard Shed - Wood	12x8x6		Composition Roll	96
	Qual 3	Cond 3	Year 2016	Eff Age 10		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)		RCNLD
Base Cost (24.25 x 96)		2,328		2,328	978	1,350
	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	25x8x8			200
	Qual 3	Cond 3	Year 2015	Eff Age 11		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (21.71 x 200)		4,342		4,342	1,910	2,432
	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	20x6x6			120
	Qual 3	Cond 3	Year 2015	Eff Age 11		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (23.86 x 120)		2,863		2,863	1,260	1,603
	SHDS	Yard Shed - Wood	10x10x6		Composition Shingle	100
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (23.83 x 100)		2,383		2,383	1,096	1,287
	PLHR	Pool House - Residential	8x8x6		Composition Shingle	64
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
Base Cost (76.02 x 64)		4,865		4,865	1,070	3,795



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / EAST SIDEWALK	58x4x0			232
	Qual 3	Cond 3	Year 2008	Eff Age 18		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.17 x 232)	1,199		1,199	959	240
PACN	Paving - Concrete / NORTH SIDEWALK		60x4x0			240
Qual 3	Cond 3	Year 2008		Eff Age 18		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.06 x 240)	1,214		1,214	971	243
PACN	Paving - Concrete / DRIVEWAY		30x21x0			630
Qual 3	Cond 3	Year 2008		Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 630)	2,608		2,608	2,086	522



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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
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		8.000	99	99	794	794
NP Totals						8.000			794	794
Total Agland						8.000			794	794