



# 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  | 300010451                |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Parcel ID  | 0000-24-26N-26W-3-004-00 |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Cadastral ID   | 0000-26N-26W-24-3-004-00 |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Property Type  | REAL - Real Property     |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Property Class   | E                        | VI Area                        | 1           |             |               |                           |               |             |        |  |  |  |  |  |
| Tax Area   | 101 - 1R-LAVERNE         |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Name ID  | 15104                    |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| PANHANDLE TELEPHONE COOP, INC.   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| P O BOX 1188<br>GUYMON OK 73942-0000   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Parcel Location  |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Situs  | 2426N26W34               |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Subdivision  |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Lot/Block  | /                        | Parcel Size                    | .23 - Acres |             |               |                           |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng  | 24 / 26 / 26 / 3         |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Neighborhood   | 1000 - COUNTY            |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| School District  | 1-LAVERN - 1-LAVERNE     |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.66726050 -99.87410829   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| SEC 24-26-26 TR IN SESWSW BOOK 668 PAGE 013  |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| 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 |  |  |  |  |  |
| Number   | Description              | Opened                         | Closed      | Amount      |               |                           |               |             |        |  |  |  |  |  |
|  |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Exemptions   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Sale History   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Code   | Type                     | Active                         | Maximum     | Exemption   | Bk/Pg         | Grantor                   | Date          | Price       | Code   |  |  |  |  |  |
|  |                          |                                |             |             | 668/13        | WHITES' LAND & CATTLE, LL | 04/29/2011    | 10,000      | 01     |  |  |  |  |  |
| Parcel Valuation   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Source   | REAL                     | Fair Cash                      | Capped      | Asmnt Level | Assessed      | Levy Rate                 | 67.190        | Current Tax |        |  |  |  |  |  |
| Remove Cap   |                          | Land Value                     | 1,150       | 0           | 12%           | 0                         | Assessed      | 0           | 0.00   |  |  |  |  |  |
| Year Frozen  |                          | Improvements                   | 1,931       | 0           |               | 0                         | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value   | 0                        | Mobile Home                    | 0           | 0           |               | 0                         | Exemption     | 0           | 0.00   |  |  |  |  |  |
| TIF Project ID   | 0                        | Total Value                    | 3,081       | 0           |               | 0                         | Total Taxable | 0           | 0.00   |  |  |  |  |  |
| Assessment History   |                          |                                |             |             |               |                           |               |             |        |  |  |  |  |  |
| Tax Year   | Statement Number         | Billed Owner                   | Tax Area    | Total Value | Exemptions    | Taxable Value             | Billed Tax    |             |        |  |  |  |  |  |
| 2025   | 2025-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 3,081       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2024   | 2024-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 3,186       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2023   | 2023-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2022   | 2022-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2021   | 2021-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2020   | 2020-300010451           | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       | 0             |                           | .00           |             |        |  |  |  |  |  |
| 2019   | 2019-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2018   | 2018-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2017   | 2017-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2016   | 2016-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2015   | 2015-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2014   | 2014-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,150       |               |                           | .00           |             |        |  |  |  |  |  |
| 2013   | 2013-0010451             | PANHANDLE TELEPHONE COOP, INC. | 101         | 1,380       |               |                           | .00           |             |        |  |  |  |  |  |



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| Lot Data   | Primary Image  |
|--|--|
| <p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0.23</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value .23 x 5,000.00 = 1,150</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,150</p>  |  |
| Cost Approach  |  |
| <p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,888</p> <p>Total Improvement Value 1,888</p> <p>Land Value 1,150</p> <p>Cost Approach Value 3,038</p> | <p><b>Image Information</b></p> <p>Image ID 26282</p> <p>Image Date 4/28/2023</p> <p>Name 0000-24-26N-26W-3-004-00_001.JPG</p> <p>Description TOWER &amp; BUILDING</p> |
| Income Approach  | Value Reconciliation   |
| <p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>  | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,888</p> <p>Land Value 1,150</p> <p>Total Appraised Value 3,038</p>                         |



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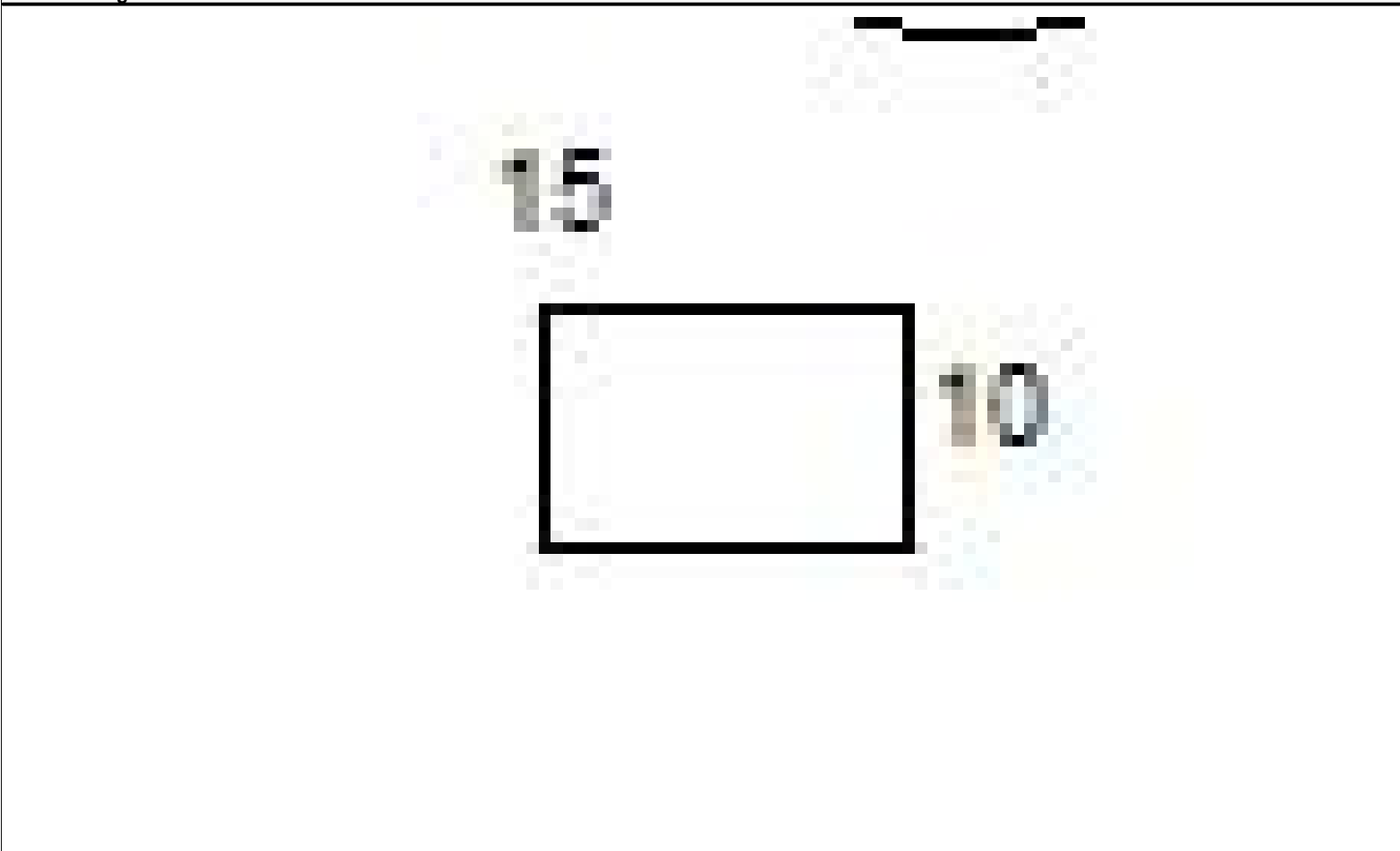
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale |      | Section Label | Base Area | Multiplier | Total Area |
|----------|------|------|------------|-------|------|---------------|-----------|------------|------------|
| 1        | O    | SHDS |            | 50    | SHDS |               | 150       | 1.000      | 150        |

Total Building Area



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### Outbuildings/Site Improvements

| Building Image   | Code | Description              | Dimensions            | Floor      | Roofing                      | Total Units  |
|--|------|--------------------------|-----------------------|------------|------------------------------|--------------|
|  | SHDS | Shed - Small             | 15x10x6               | Concrete   | Built Up Tar/Gravel          | 150          |
|  | Qual | 3                        | Cond 3                | Year       | 2015                         | Eff Age 11   |
|  |      | <b>Valuation Summary</b> | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |      | Base Cost (22.48 x 150)  |                       | 3,372      | 1,484                        | 1,888        |
| <b>Total Site Improvement Value</b>  |      |                          |                       |            |                              | <b>1,888</b> |