



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:32:02  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300010588 <b>Parcel ID</b> 0000-36-29N-26W-3-002-00 <b>Cadastral ID</b> 0000-29N-26W-36-3-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 16399 TERRY, KYLE M. AND RANDI TERRY  498 US HWY 283 GATE OK 73844-0000  <b>Parcel Location</b> <b>Situs</b> 00498 US 283 HWY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 36 / 29 / 26 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 6/17/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.90315014 -99.97594088 SEC 36-29-26 10 A TRACT IN SESW BOOK 674 PAGE 193																																																																																																																								
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		<p>0000-36-29N-26W-3-002-00 06/16/25</p>

Residential Data	
Type	6 Mobile Home 72 x 32
Condition	3 - Average
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,680 / 2,680
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,088 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	2011 / 11



### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	180,089		
Lot Value	11,750		
Indicated Value	191,839	71.58	Per SqFt
Agland Value			
Site Improvements	5,582		
Total Value	197,421	73.66	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	52.53	Total Misc Impr	+ 21,274
Roofing Adj	+ 2.76	Garage Cost	+ 56,117
Subfloor Adj	+ 0.00	Total RCN	= 243,363
Heat/Cool Adj	+ 1.92	Depreciation ( 26%)	- 63,274
Plumbing Adj	+ 4.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,089
Adj Base Cost	= 61.93	Lot Value	+ 11,750
Total Area	x 2,680	Indicated Value	= 191,839
Adjusted Cost	= 165,972	Value Per SqFt	71.58

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch Covered	2068	25x8		200	30.36		6,072
WODC	Wood Deck - Covered	2069	32x15		480	31.67		15,202



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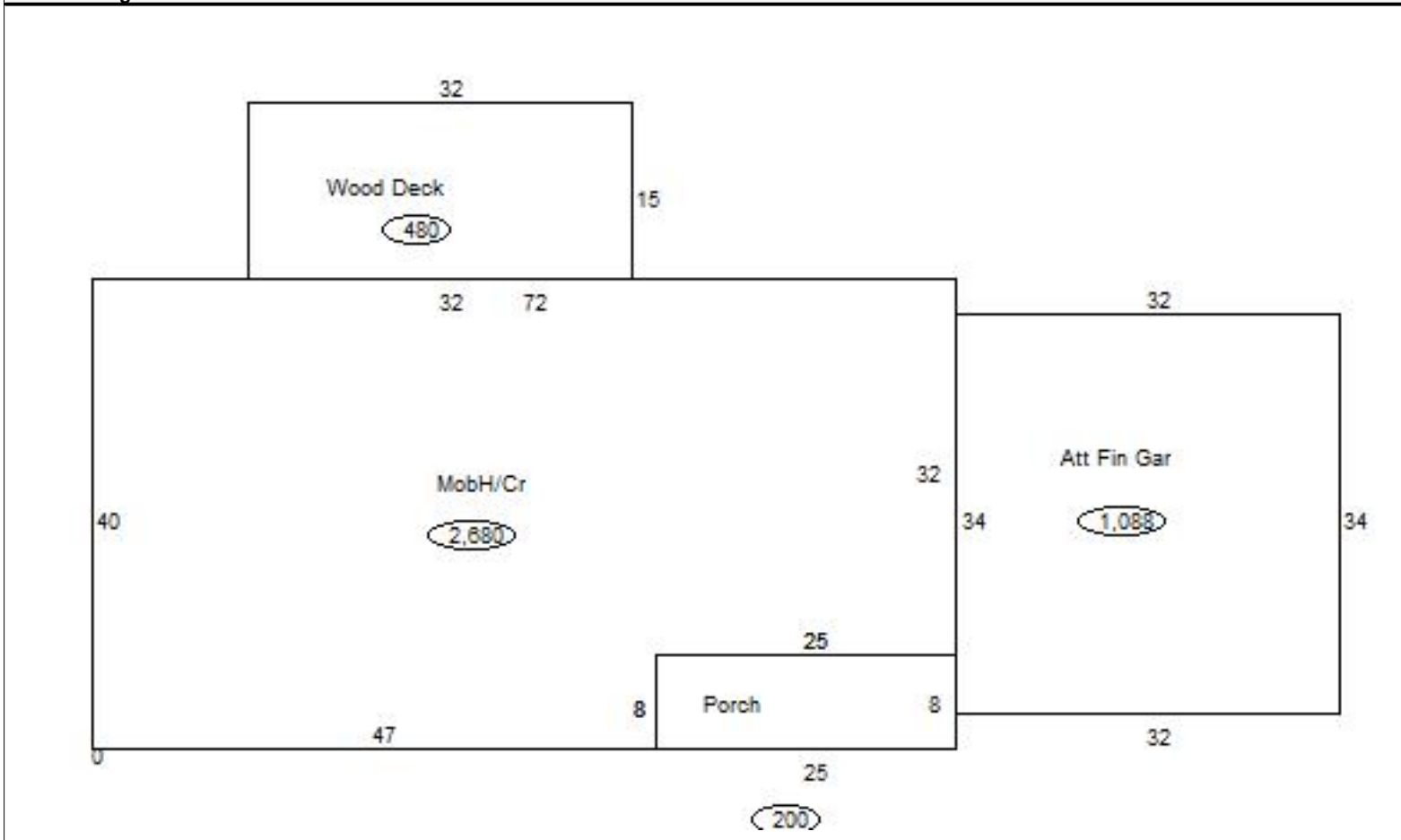
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### Sketch Image

300010588



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	200	1.000	200
2	M	WODC		20	Wood Deck	480	1.000	480
3	G	5		20	Att Fin Gar	1,088	1.000	1,088
4	R	14	Crawl	20	MobH/Cr	2,680	1.000	2,680
<b>Total Building Area</b>						2,680		2,680



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x8x6		Galvanized Metal	80	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.23 x 80)	2,098		2,098	294	1,804
	PACN	Paving - Concrete / Driveway	15x30x0			450	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 450)	1,877		1,877	507	1,370
	PACN	Paving - Concrete / Front Sidewalk	20x4x0			80	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.35 x 80)	588		588	159	429
	PACN	Paving - Concrete / By Garage	38x4x0			152	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.32 x 152)	961		961	259	702
	PACN	Paving - Concrete / Back Sidewalk	45x4x0			180	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.92 x 180)	1,066		1,066	288	778
	PACN	Paving - Concrete	24x4x0			96	
	Qual	3	Cond 3	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.12 x 96)	684		684	185	499