



# 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	300010654													
Parcel ID	0000-21-25N-25W-4-008-00													
Cadastral ID	0000-25N-25W-21-4-008-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	16419													
MORRIS, BRUCE & WILMA JO MORRIS														
2675 US HWY 283 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	02675 US 283 HWY													
Subdivision														
Lot/Block	/	Parcel Size	12.48 - Acres											
Sec/Twn/Rng	21 / 25 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERNE - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.66820916 -99.92969961														
SEC 21-25-25 TRACT IN SE4SE4 BOOK 679 PAGE 840														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	MORRIS, BRUCE &													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	12,490	10,413	12%	1,250	Assessed	4,392 295.10						
Year Frozen	2024	Improvements	16,109	13,431		1,612	Penalty	0						
Uncapped Value	0	Mobile Home	15,289	12,747		1,530	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	43,888	36,591		4,392	Total Taxable	3,392 228.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010654	MORRIS, BRUCE &	101	43,888	1000	3,392	228.00							
2024	2024-300010654	MORRIS, BRUCE &	101	44,898	1000	3,391	226.00							
2023	2023-300010654	MORRIS, BRUCE &	101	41,010	1000	3,003	202.00							
2022	2022-300010654	MORRIS, BRUCE &	101	32,388	1000	2,886	195.00							
2021	2021-300010654	MORRIS, BRUCE &	101	32,388	1000	2,886	199.00							
2020	2020-300010654	MORRIS, BRUCE &	101	32,388	1000	2,886	195.00							
2019	2019-0010654	MORRIS, BRUCE &	101	25,602		1,737	104.00							
2018	2018-0010654	MORRIS, BRUCE &	101	25,723		1,656	99.00							
2017	2017-0010654	MORRIS, BRUCE &	101	25,832		1,579	94.00							
2016	2016-0010654	MORRIS, BRUCE &	101	25,834		1,505	90.00							
2015	2015-0010654	MORRIS, BRUCE &	101	29,990		1,431	85.00							
2014	2014-0010654	MORRIS, BRUCE &	101	28,650		1,194	71.00							
2013	2013-0010654	MORRIS, BRUCE &	101	17,755		1,130	67.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 10 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Acre <b>Base Lot Value</b> 10.00 x 1,175.00 = 11,750 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 11,750		

Residential Data	
<b>Type</b>	6 Mobile Home 74 x 15
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	SWMH Singlewide MH
<b>Style</b>	100% Single Wide
<b>Exterior Wall</b>	100% Aluminum Sheet
<b>Base/Total Area</b>	1,063 / 1,063
<b>Style</b>	100% Single Wide
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	6 Galvanized Metal
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 52

House with Deck 5/17/2022

GRM Approach
<b>GRM Code</b>
<b>Gross Rent</b>
<b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b>
<b>Adusted R</b>
<b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> DEFAULT DEFAULT SELECTION MODEL
<b>Adjustment Model</b> DEFAULT DEFAULT ADJUSTMENTS TABLE
<b>Comparables</b>
<b>Indicated Value</b>

Cost Approach		Manual :	
<b>Base Cost</b>	50.12	<b>Total Misc Impr</b>	+ 6,389
<b>Roofing Adj</b>	+ 2.39	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 74,974
<b>Heat/Cool Adj</b>	+ 3.48	<b>Depreciation ( 80%)</b>	- 59,979
<b>Plumbing Adj</b>	+ 8.53	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 14,995
<b>Adj Base Cost</b>	= 64.52	<b>Lot Value</b>	+ 11,750
<b>Total Area</b>	x 1,063	<b>Indicated Value</b>	= 26,745
<b>Adjusted Cost</b>	= 68,585	<b>Value Per SqFt</b>	25.16

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	14,995		
<b>Lot Value</b>	11,750		
<b>Indicated Value</b>	26,745	25.16	Per SqFt
<b>Agland Value</b>	740		
<b>Site Improvements</b>	18,597		
<b>Total Value</b>	46,082	43.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	283	338		338	14.47		4,891
RSPC	Raised Slab Porch - Covered	284	61		61	24.55		1,498



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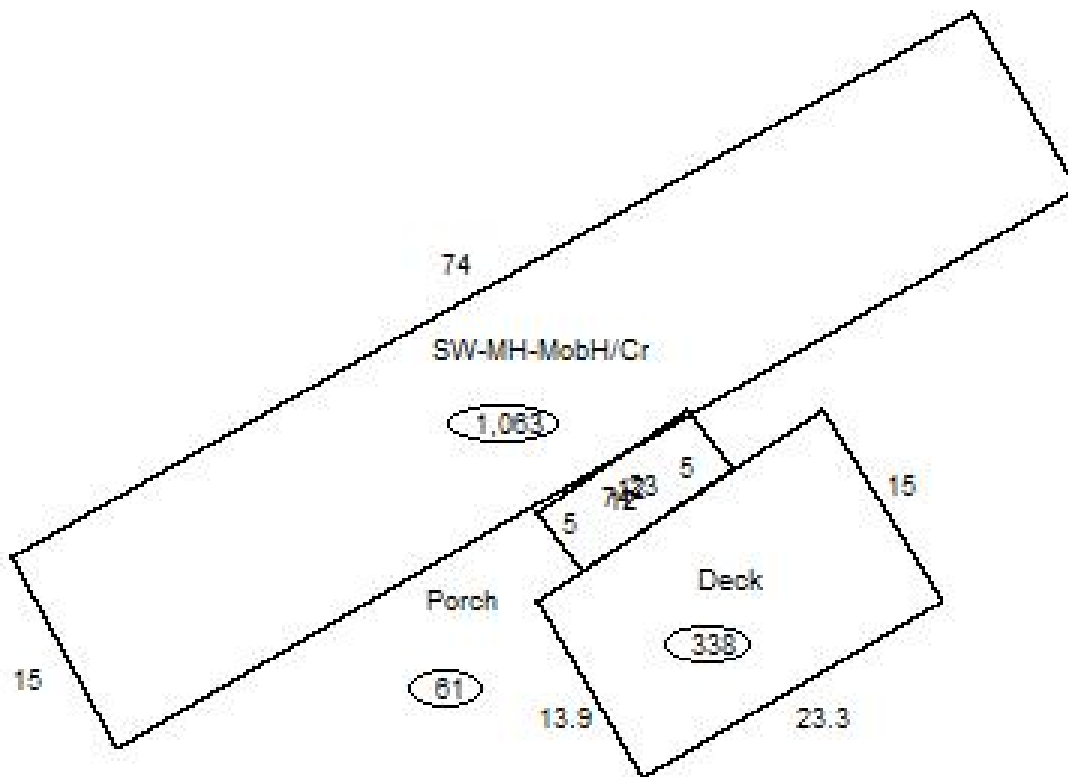
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,063	1.000	1,063
2	M	WODO		20	Deck	338	1.000	338
3	M	RSPC		20	Porch	61	1.000	61
<b>Total Building Area</b>						1,063		1,063



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached / attached to Eq. She	23x15x8		Wood Shingle	345
	Qual 1	Cond 1	Year 2023	Eff Age	4	
	<b>Valuation Summary</b> Base Cost (6.06 x 345) 2,091		<b>Modifier Total</b> 0 0 0	<b>RCN</b> 2,091	<b>Depr (25% Phys/ % Func)</b> 523	<b>RCNLD</b> 1,568
	SHDS	SHIP / STORAGE	20x8x8			160
	Qual 4	Cond 4	Year 2012	Eff Age	11	
	<b>Valuation Summary</b> Base Cost (24.37 x 160) 3,899		<b>Modifier Total</b> 0 0 0	<b>RCN</b> 3,899	<b>Depr (44% Phys/ % Func)</b> 1,716	<b>RCNLD</b> 2,183
	SHDS	Shed - Small	26x12x10		Formed Metal	312
	Qual 3	Cond 3	Year 2010	Eff Age	16	
	<b>Valuation Summary</b> Base Cost (18.71 x 312) 5,838		<b>Modifier Total</b> 0 0 0	<b>RCN</b> 5,838	<b>Depr (52% Phys/ % Func)</b> 3,036	<b>RCNLD</b> 2,802
	UTIL	Utility Building	30x24x12		Concrete Formed Metal	720
	Qual 3	Cond 3	Year 2006	Eff Age	20	
	<b>Valuation Summary</b> Base Cost (27.51 x 720) 19,807		<b>Modifier Total</b> 0 0 0	<b>RCN</b> 19,807	<b>Depr (49% Phys/ % Func)</b> 9,705	<b>RCNLD</b> 10,102
	SHDS	Yard Shed - Metal Horse Barn	8x8x6		Formed Metal	64
	Qual 4	Cond 4	Year 2000	Eff Age	21	
	<b>Valuation Summary</b> Base Cost (30.65 x 64) 1,962		<b>Modifier Total</b> 0 0	<b>RCN</b> 1,962	<b>Depr (61% Phys/ % Func)</b> 1,197	<b>RCNLD</b> 765
	SHDS	Yard Shed - Metal	15x8x8		Formed Metal	120
	Qual 4	Cond 4	Year 2000	Eff Age	21	
	<b>Valuation Summary</b> Base Cost (25.14 x 120) 3,017		<b>Modifier Total</b> 0 0	<b>RCN</b> 3,017	<b>Depr (61% Phys/ % Func)</b> 1,840	<b>RCNLD</b> 1,177



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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
MF	MANSKER-POTTER3-5%	NP	25			.197	80	80	16	16
PB	PRATT HUMMOCKY	NP	40			5.542	128	128	709	709
WD	WOODWARD-QUINLAN3-8%	NP	23			.202	74	74	15	15
<b>NP Totals</b>						5.941			740	740
<b>Total Agland</b>						5.941			740	740