



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:34:38
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Assessment Data					Primary Image									
Account	300011362				<p>0000-32-29N-25W-4-005-00 07/11/25</p> <p>FRONT OF HOUSE 7/15/2025</p>									
Parcel ID	0000-32-29N-25W-4-005-00													
Cadastral ID	0000-29N-25W-32-4-005-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	101 - 1R-LAVERNE													
Name ID	14195													
LITTLE, KIRBY H.														
17459 E 5 RD ROSSTON OK 73855-9432														
Parcel Location														
Situs	17459 5 RD E													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	32 / 29 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.82902869 -99.77059964														
10 AC TRACT IN SE4 32-29N-25W BOOK 773 PAGE 754 Decree Kirby Houston Little														
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					
					773/754	LITTLE, KIRBY H. &	11/22/2021		04					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap		Land Value	5,614	5,614	12%	674	Assessed	15,084	1,013.49					
Year Frozen		Improvements	5,156	2,434		292	Penalty	0						
Uncapped Value	0	Mobile Home	118,703	117,647		14,118	Exemption	0	0.00					
TIF Project ID	0	Total Value	129,473	125,695		15,084	Total Taxable	15,084	1,013.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300011362	LITTLE, KIRBY H.			101	129,473	0	14,365	965.00					
2024	2024-300011362	LITTLE, KIRBY H.			101	133,507	0	13,680	910.00					
2023	2023-300011362	LITTLE, KIRBY H.			101	116,788	0	13,029	875.00					
2022	2022-300011362	LITTLE, KIRBY H. &			101	107,451	0	12,409	840.00					
2021	2021-300011362	LITTLE, KIRBY H. &			101	96,851	0	11,621	802.00					
2020	2020-300011362	LITTLE, KIRBY H. &			101	96,851	0	11,621	787.00					
2019	2019-0011362	LITTLE, KIRBY H. &			101	98,611		11,833	706.00					




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Lot Data	Acre - HomeSite and Tracts	Primary Image
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		 <p>0000-32-29N-25W-4-005-00 07/11/25</p>

FRONT OF HOUSE

7/15/2025

Residential Data	
Type	6 Mobile Home 60 x 27
Condition	4 - Good
Quality	4.5 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry
Base/Total Area	1,700 / 1,700
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7

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	112,316		
Lot Value	5,000		
Indicated Value	117,316	69.01	Per SqFt
Agland Value	614		
Site Improvements	5,466		
Total Value	123,396	72.59	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	60.93	Total Misc Impr	+ 4,059
Roofing Adj	+ 3.26	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 132,137
Heat/Cool Adj	+ 3.23	Depreciation (15%)	- 19,821
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,316
Adj Base Cost	= 75.34	Lot Value	+ 5,000
Total Area	x 1,700	Indicated Value	= 117,316
Adjusted Cost	= 128,078	Value Per SqFt	69.01

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	2020	44x5		220	18.45		4,059



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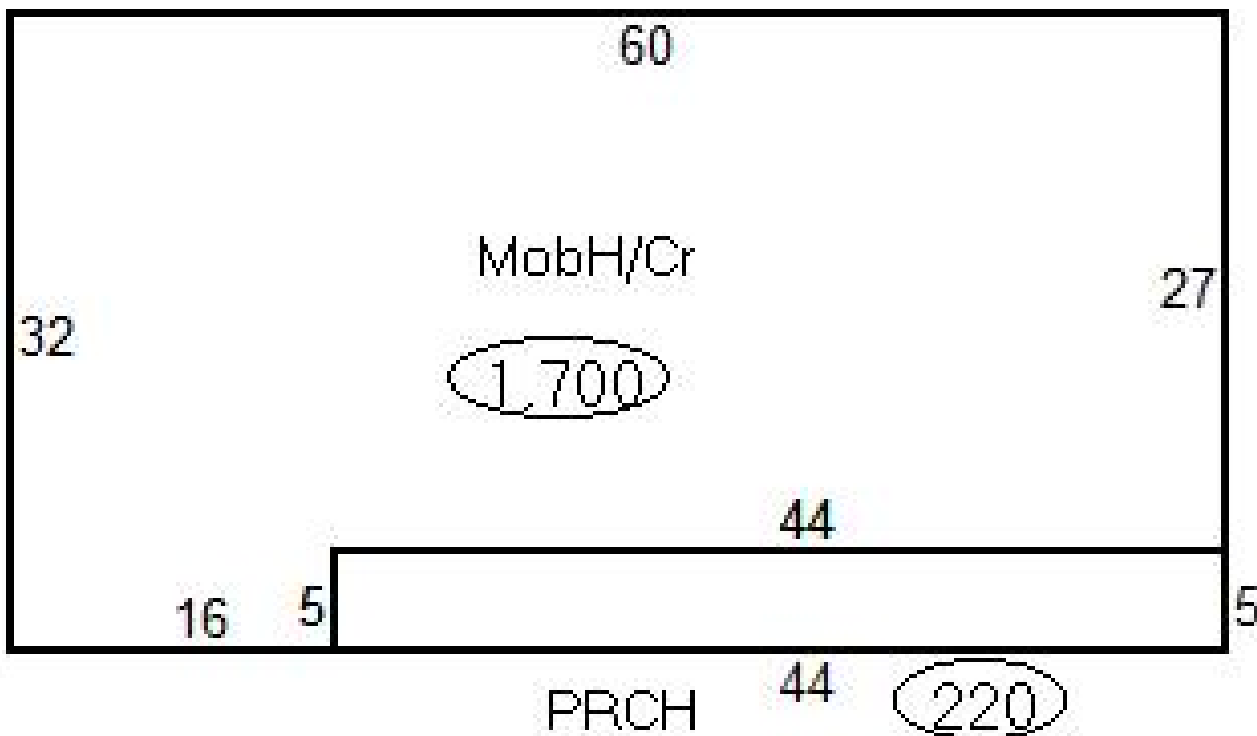
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Sketch Image

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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	1,700	1.000	1,700
2	M	PRCH		20	PRCH	220	1.000	220
Total Building Area						1,700		1,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal DOG HOUSE	10x12x0	Base	Formed Metal	120		
	Qual	3	Cond	3	Year	2022	Eff Age	4
	Warm & Cooled Air		Total Area		20	721		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (22.13 x 120)		2,656	721	3,377	642	2,735		
	PATO	Raised Slab Dog Pen	25x10x0			250		
	Qual	3	Cond	3	Year	2022	Eff Age	4
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD	
	Base Cost (8.27 x 250)		2,068		2,068	434	1,634	
	PATO	Patio - Open Back Slab	20x10x0			200		
	Qual	3	Cond	3	Year	2019	Eff Age	7
	Valuation Summary		Modifier Total		RCN	Depr (39% Phys/ % Func)	RCNLD	
	Base Cost (8.99 x 200)		1,798		1,798	701	1,097	
	CNV	Cellar No Value - STORM CELLAR	10x6x0			60		
	Qual	3	Cond	3	Year	2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x 60)							



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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
CB	CAREY SILT 3-5%	NP	41			2.440	131	131	320	320
QC	QUINLAN-WDWARD 5-12%	NP	14			6.560	45	45	294	294
NP Totals						9.000			614	614
Total Agland						9.000			614	614