



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 300011764 Parcel ID 0000-33-26N-25W-1-003-00 Cadastral ID 0000-26N-25W-33-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25185 TILLERY, SHANE B. AND JESSICA TILLERY (JT) P O BOX 123 LAVERNE OK 73848- Parcel Location Situs 00451 GOLF GOLF COURSE RD Subdivision Lot/Block / Parcel Size 5.38 - Acres Sec/Twn/Rng 33 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																						
										HOUSE		12/2/2024																																										
Legal Description Lat/Long: 36.61653452 -99.93046351 33-26N-25W TRACT IN NE/4 5.38 ACRES BOOK 771 PAGE 732				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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																								
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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,870 / 2,870
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,870
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 0.5
Basement Area	
Garage Type	1,000 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 3

HOUSE 12/2/2024

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	359,600		
Lot Value	5,000		
Indicated Value	364,600	127.04	Per SqFt
Agland Value	1,269		
Site Improvements	2,626		
Total Value	368,495	128.40	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.07	Total Misc Impr	+ 24,849
Roofing Adj	+ 5.48	Garage Cost	+ 48,484
Subfloor Adj	+ -3.71	Total RCN	= 370,722
Heat/Cool Adj	+ 13.89	Depreciation (3%)	- 11,122
Plumbing Adj	+ 3.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 359,600
Adj Base Cost	= 103.62	Lot Value	+ 5,000
Total Area	x 2,870	Indicated Value	= 364,600
Adjusted Cost	= 297,389	Value Per SqFt	127.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	11103	15x6	2023	90	28.03		2,523
PRCH	Slab Porch - Covered	11105	36x6	2023	216	27.43		5,925
PRCH	Slab Porch - Covered	11106	20x12	2023	240	27.36		6,566
PATC	Patio - Covered	11107	34x18	223	612	16.07		9,835



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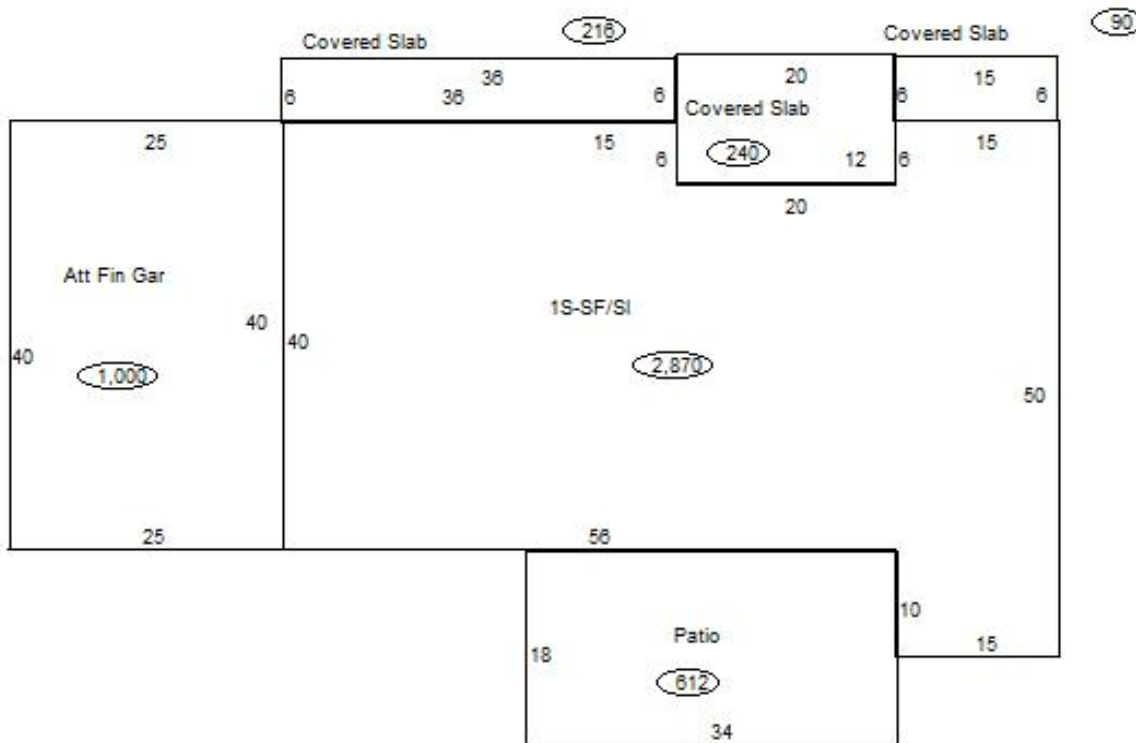
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Sketch Image

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NEW CONSTR: 1/2 2024 & 1/2 2025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,870	1.000	2,870
2	M	PRCH		20	Covered Slab	90	1.000	90
3	G	5		20	Att Fin Gar	1,000	1.000	1,000
4	M	PRCH		20	Covered Slab	216	1.000	216
5	M	PRCH		20	Covered Slab	240	1.000	240
6	M	PATC		20	Patio	612	1.000	612
7	N	0		20	NEW CONSTR: 1/2 2024 & 1/2 2025		0.000	
Total Building Area						2,870		2,870



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ DRIVEWAY	30x25x0	Concrete		750
	Qual	3	Cond 3	Year 2023	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (4.12 x 750)	3,090		3,090	464
						2,626



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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
SD	SPUR LOAM	CR	70			1.939	356	356	691	691
WB	WOODWARD 3-8%	CR	33			3.441	168	168	578	578
CR Totals						5.380			1,269	1,269
Total Agland						5.380			1,269	1,269