




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 300011844 <b>Parcel ID</b> 0000-34-26N-25W-4-006-00 <b>Cadastral ID</b> 0000-26N-25W-34-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 24505 HOPE, GABRIEL W. & BROOK L. HOPE  2251 NS 177 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 3426N25W41 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.54 - Acres <b>Sec/Twn/Rng</b> 34 / 26 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE	 <p>MOBILE HOME 5/2/2023</p>																				
<b>Legal Description</b> Lat/Long: 36.69940839 -99.90012949 SEC 34-26N-25W TRAC IN SE/4 CONT. 1.54 ACRES BOOK 777 PAGE 308	<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>777/308</td> <td>STINSON, JIMMY LEE</td> <td>08/21/2023</td> <td>0</td> <td>16</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	777/308	STINSON, JIMMY LEE	08/21/2023	0	16
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
777/308	STINSON, JIMMY LEE	08/21/2023	0	16																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2024	Land Value	5,405	5,405	12%	649	Assessed	15,521	1,042.86
Year Frozen		Improvements	63,165	1,425		171	Penalty	0	
Uncapped Value	0	Mobile Home	122,505	122,505		14,701	Exemption	0	0.00
TIF Project ID	0	Total Value	191,075	129,335		15,521	Total Taxable	15,521	1,043.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300011844	HOPE, GABRIEL W. & BROOK L. HOPE	101	191,075	0	14,782	993.00		
2024	2024-300011844	HOPE, GABRIEL W. & BROOK L. HOPE	101	90,178	0	10,822	720.00		
2023	2023-300011844	HOPE, GABRIEL W. & BROOK L. HOPE	101	5,639	0	677	45.00		




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.54 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.54 x 3,509.74 = 5,405 Factor Value Adjustments Lot Value 5,405		 <p>MOBILE HOME 5/2/2023</p>

Residential Data	
Type	6 Mobile Home 80 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,376 / 2,376
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	2,376
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,875 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 4

Cost Approach		Manual :	
Base Cost	43.05	Total Misc Impr	+ 8,358
Roofing Adj	+ 2.01	Garage Cost	+ 58,682
Subfloor Adj	+ 0.00	Total RCN	= 186,862
Heat/Cool Adj	+ 1.55	Depreciation ( 8%)	- 14,949
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,913
Adj Base Cost	= 50.43	Lot Value	+ 5,405
Total Area	x 2,376	Indicated Value	= 177,318
Adjusted Cost	= 119,822	Value Per SqFt	74.63

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted 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	171,913		
Lot Value	5,405		
Indicated Value	177,318	74.63	Per SqFt
Agland Value			
Site Improvements	10,227		
Total Value	187,545	78.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	11716	6x4	2023	24	14.14		339
PATC	Patio - Covered	13342	25x25		625	12.83		8,019



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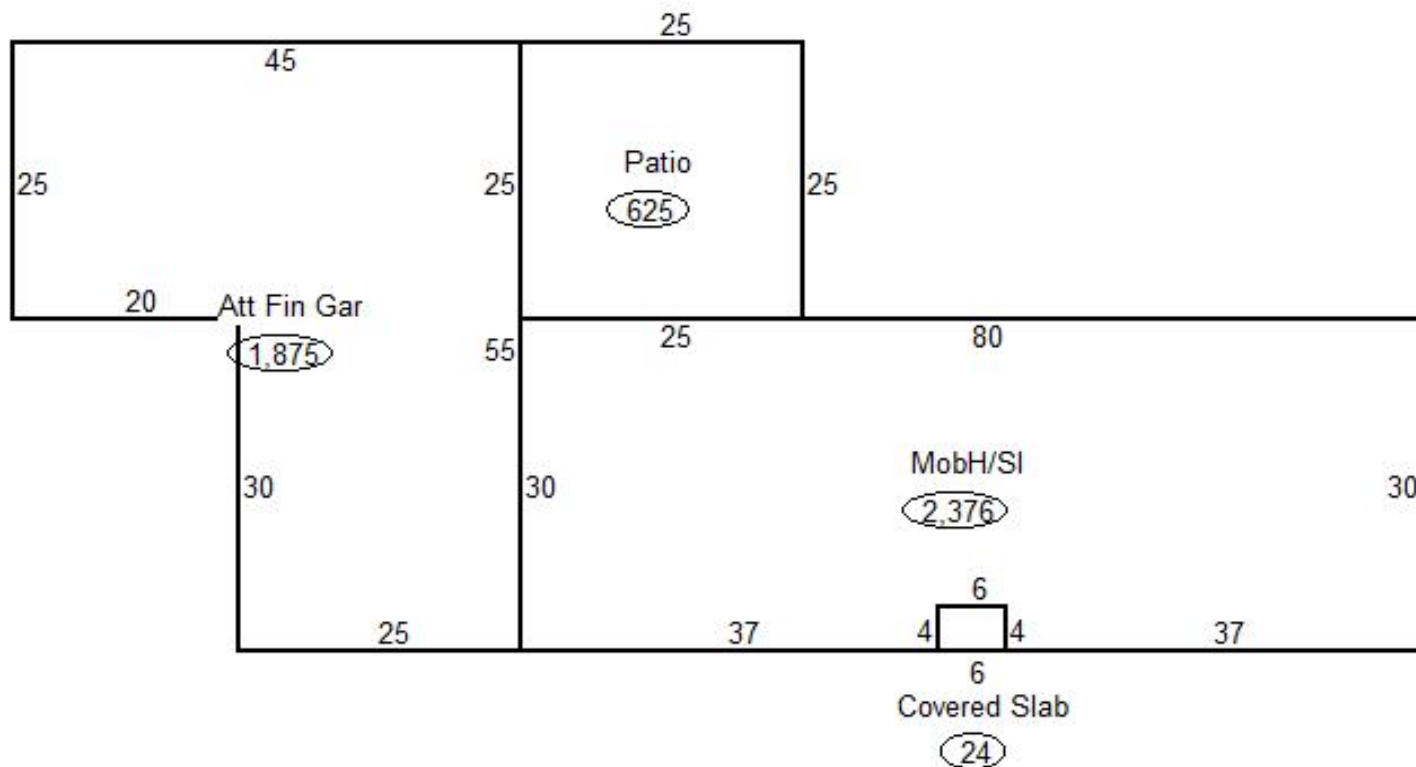
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Slab	20	MobH/SI	2,376	1.000	2,376
2	M	PRCH		20	Covered Slab	24	1.000	24
3	G	5		20	Att Fin Gar	1,875	1.000	1,875
4	M	PATC		20	Patio	625	1.000	625
<b>Total Building Area</b>						<b>2,376</b>		<b>2,376</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - YARD SHED	8x5x0		Formed Metal	40
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.21 x 40)	1,288		1,288	129	1,159
	CPDT	Carport - Detached	20x15x0		Formed Metal	300
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 300)	2,757		2,757	524	2,233
	SHDS	Shipping/Storage	20x8x0			160
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.53 x 160)	3,605		3,605	1,009	2,596
	SHDS	Shed - YARD SHED	8x5x0		Wood Shingle	40
	Qual	2	Cond 2	Year 2020	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.58 x 40)	1,063		1,063	340	723
	SHDS	Shed - Small MIDDLE	25x10x0		Formed Metal	250
	Qual	3	Cond 3	Year 1996	Eff Age 30	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.77 x 250)	4,943		4,943	3,757	1,186
	GRDT	Garage - Detached OLD	25x15x0		Formed Metal	375
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.85 x 375)	9,319		9,319	6,989	2,330