



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 300000729 Parcel ID 0000-15-25N-25W-2-002-00 Cadastral ID 0000-25N-25W-15-2-002-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12654 MCDANIEL, JAMES H. JR. & MELVA MCDANIEL P O BOX 715 LAVERNE OK 73848-0000 Parcel Location Situs E 25 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 15 / 25 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-15-25N-25W-2-002-00 729 9/24/2021</p> <p>3 9/27/2021</p>																																																																																																																				
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Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



Residential Data	
Type	-
Condition	-
Quality	-
Architecture	-
Style	-
Exterior Wall	-
Base/Total Area	/
Style	-
HVAC	-
Roof Cover	-
Area on Slab	-
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	-
Garage Type	-
Remodel	-
Year/Eff Age	/

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	-
Lot Value	-
Indicated Value	0.00 Per SqFt
Agland Value	4,868
Site Improvements	48,165
Total Value	53,033 0.00 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	50x40x14	Concrete	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (23.95 x 2,000)	47,900		47,900	3,353	44,547
	PACN	Paving - Concrete	50x12x0			600	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
		Base Cost (4.14 x 600)	2,484		2,484	522	1,962
	SHDS	Shed - Small	12x8x8		Formed Metal	96	
	Qual	4	Cond 4	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
		Base Cost (27.10 x 96)	2,602		2,602	1,145	1,457
	CPDT	Carport - Detached	6x8x10		Galvanized Metal	48	
	Qual	4	Cond 4	Year 2003	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD	
		Base Cost (11.52 x 48)	553		553	354	199



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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
LC	LINCOLN SOILS	NP	23			.449	74	74	33	33
LD	LOAMY ALLUVIAL LAND	NP	33			27.207	106	106	2,873	2,873
PC	PRATT LOAMY BILLOWY	NP	37			2.325	118	118	275	275
PD	PRATT LOAMY HUMMOCKY	NP	31			.929	99	99	92	92
TD	TIVOLI FINE SAND	NP	13			.041	42	42	2	2
YA	YAHOLA FINE SANDY	NP	55			9.049	176	176	1,593	1,593
NP Totals						40.000			4,868	4,868
Total Agland						40.000			4,868	4,868