



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300000877 Parcel ID 0000-16-25N-26W-1-001-00 Cadastral ID 0000-25N-26W-16-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12728 MASON, DEBORAH K. 16997 E 26 RD LAVERNE OK 73848- Parcel Location Situs 16997 26 RD E Subdivision Lot/Block / Parcel Size 8.2 - Acres Sec/Twn/Rng 16 / 25 / 26 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.63047236 -99.90135186 SEC.16-25-26 8.2 A IN LOT 4 2025: TAX WARRANT BOOK 791 PAGE 124																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 8.2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 8.20 x 1,268.29 = 10,400 Factor Value Adjustments Lot Value 10,400		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,900 / 2,850
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,900
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1950 / 63

HOUSE	6/6/2022
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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		

Cost Approach		Manual :	
Base Cost	65.31	Total Misc Impr	+ 4,375
Roofing Adj	+ 2.98	Garage Cost	+
Subfloor Adj	+ -0.97	Total RCN	= 235,254
Heat/Cool Adj	+ 10.37	Depreciation (65%)	- 152,915
Plumbing Adj	+ 3.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,339
Adj Base Cost	= 81.01	Lot Value	+ 10,400
Total Area	x 2,850	Indicated Value	= 92,739
Adjusted Cost	= 230,879	Value Per SqFt	32.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,339		
Lot Value	10,400		
Indicated Value	92,739	32.54	Per SqFt
Agland Value			
Site Improvements	2,612		
Total Value	95,351	33.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	348	29x7		203	21.55		4,375



Harper

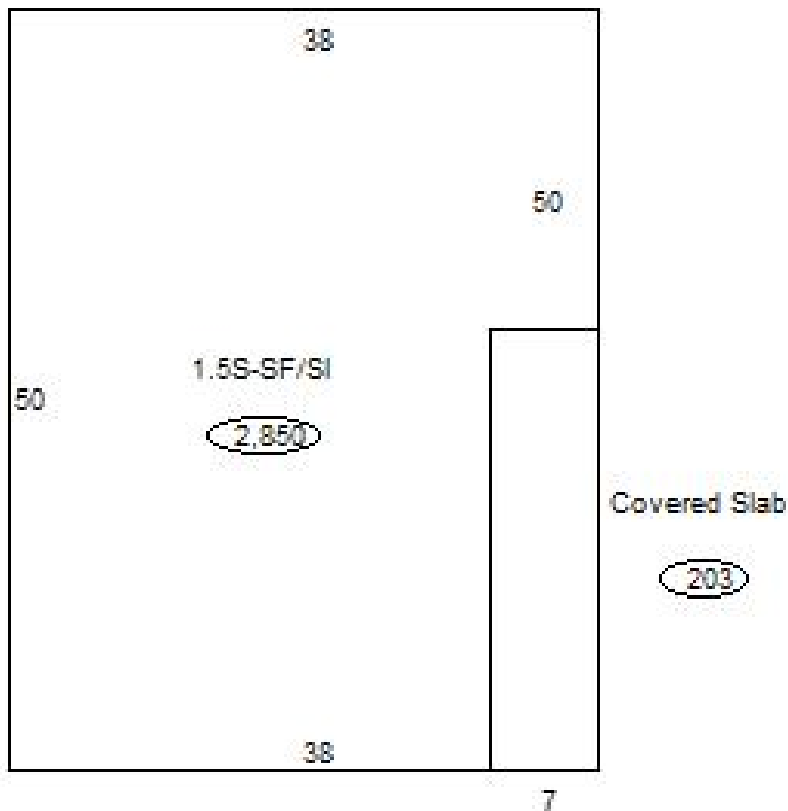
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Sketch Image

300000877



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	203	1.000	203
2	R	5	Slab	20	1.5S-SF/SI	1,900	1.500	2,850
Total Building Area						1,900		2,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	25x20x10		Formed Metal	500
	Qual 2	Cond 2	Year 1985	Eff Age 49		
	Valuation Summary Base Cost (5.56 x 500) 2,780		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	SHDS	Shed, Metal	43x18x10		Galvanized Metal	774
	Qual 1	Cond 1	Year 1985	Eff Age 57		
	Valuation Summary Base Cost (10.86 x 774) 8,406		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	PACN	Paving - Concrete / EAST SIDEWALK	56x4x0			224
	Qual 1	Cond 1	Year 1950	Eff Age 106		
	Valuation Summary Base Cost (4.21 x 224) 943		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	PACN	Paving - Concrete / NORTH SIDEWALK	54x4x0			216
	Qual 1	Cond 1	Year 1950	Eff Age 106		
	Valuation Summary Base Cost (4.30 x 216) 929		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD