



# 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> 300000887 <b>Parcel ID</b> 0000-23-25N-26W-2-002-00 <b>Cadastral ID</b> 0000-25N-26W-23-2-002-00 <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> 25778 RICHARDSON, MICHAEL Q.  2630 N 171 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 02630 171 RD N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.74 - Acres <b>Sec/Twn/Rng</b> 23 / 25 / 26 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-23-25N-26W-2-002-00 6/3/2022 ACCT. #887</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.64048747 -99.84127030																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.74 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 5.74 x 1,490.42 = 8,555 Factor Value Adjustments Lot Value 8,555		<p>0000-23-25N-26W-2-002-00          6/3/2022          ACCT. #887</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.65 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,190 / 2,380
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1946 / 86

HOUSE 6/6/2022

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	71.86	Total Misc Impr	+ 15,500
Roofing Adj	+ 2.10	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 226,963
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 181,570
Plumbing Adj	+ 4.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,393
Adj Base Cost	= 88.85	Lot Value	+ 8,555
Total Area	x 2,380	Indicated Value	= 53,948
Adjusted Cost	= 211,463	Value Per SqFt	22.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,393		
Lot Value	8,555		
Indicated Value	53,948	22.67	Per SqFt
Agland Value			
Site Improvements	17,469		
Total Value	71,417	30.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	353	22x12		264	39.30		10,375
PATO	Slab Porch - Open	354	7x5		35	9.78		342



Harper

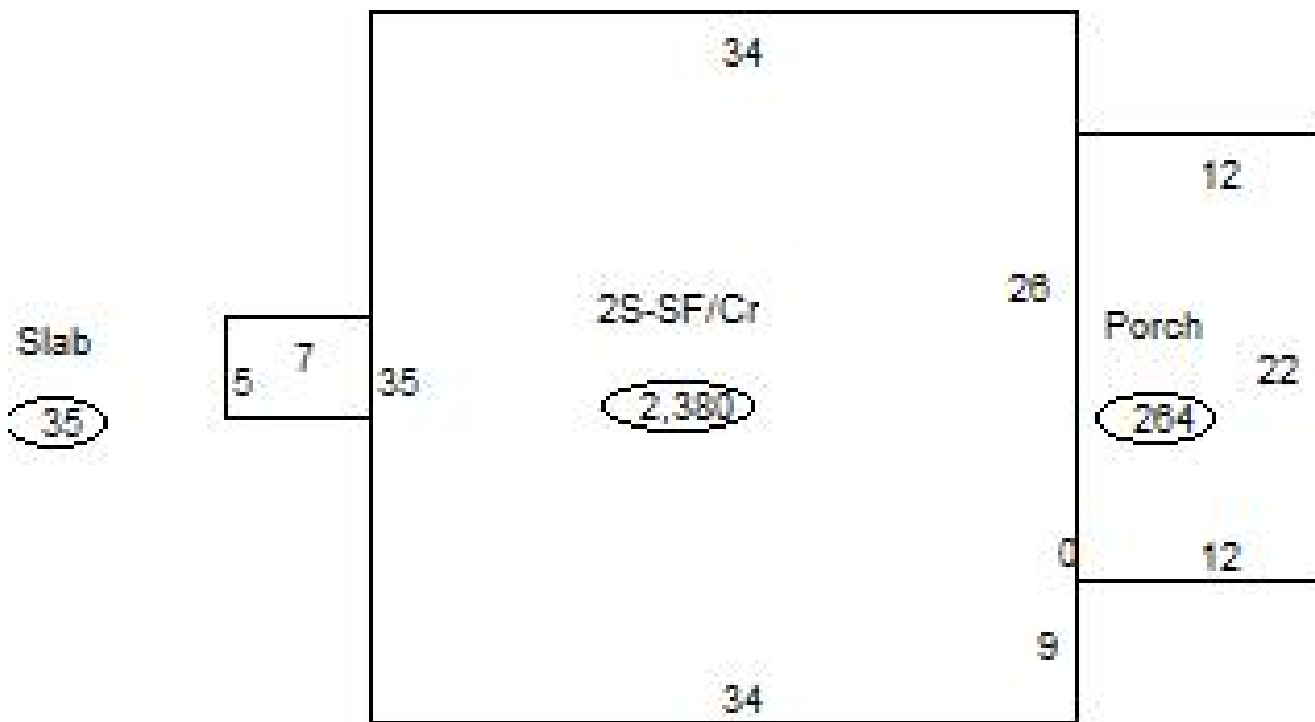
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,190	2.000	2,380
2	M	RSPC		20	Porch	264	1.000	264
3	M	PATO		20	Open Slab	35	1.000	35
<b>Total Building Area</b>						1,190		2,380



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	28x8x6		Formed Metal	224	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (21.42 x 224)	4,798		4,798	2,111	2,687
	UTIL	Utility Building	50x30x16	Concrete	Galvanized Metal	1,500	
	Qual	2	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (23.70 x 1,500)	35,550		35,550	22,041	13,509
	SHDS	Yard Shed - Wood	18x12x8		Galvanized Metal	216	
	Qual	1	Cond 1	Year 1970	Eff Age 78		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (15.33 x 216)	3,311		3,311	2,649	662
	CKCP	Chicken Coop	20x20x6			400	
	Qual	1	Cond 1	Year 1965	Eff Age 85		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (4.46 x 400)	1,784		1,784	1,427	357
	PACN	Paving - Concrete / EAST SIDEWALK	21x4x0			84	
	Qual	2	Cond 2	Year 1946	Eff Age 96		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (6.51 x 84)	547		547	438	109
	PACN	Paving - Concrete / NORTH SIDEWALK	30x4x0			120	
	Qual	2	Cond 2	Year 1946	Eff Age 96		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (6.04 x 120)	725		725	580	145
	BNV	Building No Value	0x0x0				
	Qual	1	Cond 1	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (0.00 x )					



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Grain Bin 1000 BU NO VALUE	0x0x0			
	Qual	1	Cond	1	Year	Eff Age
				0		
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x )						