



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 300001480 Parcel ID 0000-06-26N-24W-4-001-00 Cadastral ID 0000-26N-24W-06-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12981 GIBSON, LANCE E. 17987 E 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 17987 E 18 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 6 / 26 / 24 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-06-26N-24W-4-001-00 6/15/2022 ACCT. #1480</p> <p>House 6/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.79381842 -99.83439086 SEC. 6-26-24 SE4SE4																																																																																																																									
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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		<p>0000-06-26N-24W-4-001-00 6/15/2022 ACCT. #1480</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,380
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 73

House 6/16/2022

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	92.81	Total Misc Impr	+ 8,924
Roofing Adj	+ 4.98	Garage Cost	+
Subfloor Adj	+ -1.96	Total RCN	= 162,408
Heat/Cool Adj	+ 10.77	Depreciation (72%)	- 116,934
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 45,474
Adj Base Cost	= 111.22	Lot Value	+ 5,000
Total Area	x 1,380	Indicated Value	= 50,474
Adjusted Cost	= 153,484	Value Per SqFt	36.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,474		
Lot Value	5,000		
Indicated Value	50,474	36.58	Per SqFt
Agland Value	4,820		
Site Improvements	6,257		
Total Value	61,551	44.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	499	8x6		48	40.31		1,935
RSPC	Raised Slab Porch - Covered	500	22x8		176	39.71		6,989



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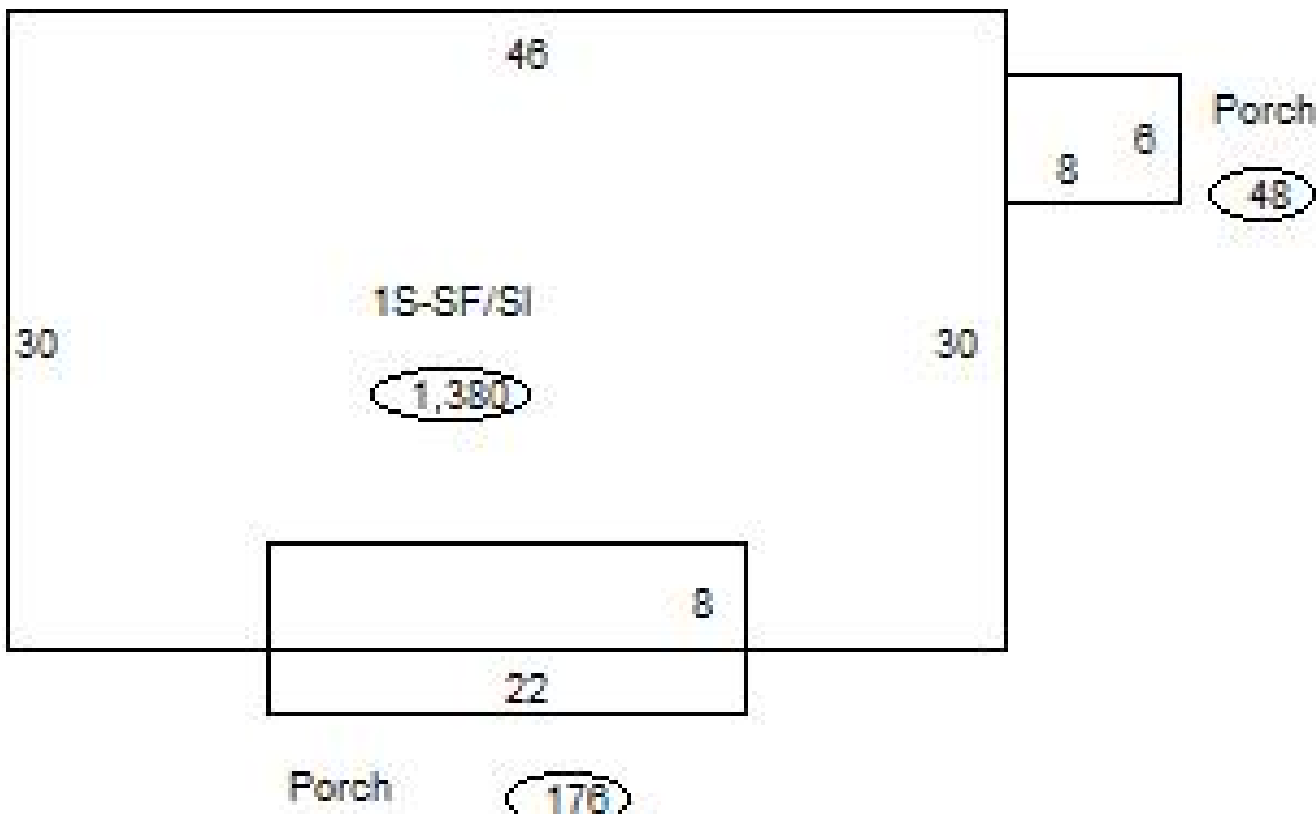
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,380	1.000	1,380
2	M	RSPC		20	Porch	48	1.000	48
3	M	RSPC		20	Porch	176	1.000	176
Total Building Area						1,380		1,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / EAST SIDEWALK	20x4x0			80
	Qual 2	Cond 2	Year 1965	Eff Age 73		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.56 x 80)		525		525 420	105
	GRDT	Garage - Detached	34x26x10		Galvanized Metal	884
	Qual 3	Cond 3	Year 1965	Eff Age 61		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 884)		29,296		29,296 23,144	6,152
	BNV	Shed, Metal / BNV	40x30x0			1,200
	Qual 3	Cond 3	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 1,200)					
	BNV	Utility Bldg / BNV	40x30x0			1,200
	Qual 3	Cond 3	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 1,200)					



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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
DC	DALHART-CARWILE	NP	48			4.508	154	154	692	692
PA	PRATT BILLOWY	NP	48			12.980	154	154	1,994	1,994
PD	PRATT LOAMY HUMMOCKY	NP	31			21.512	99	99	2,134	2,134
NP Totals						39.000			4,820	4,820
Total Agland						39.000			4,820	4,820