



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 300001560 Parcel ID 0000-22-26N-24W-3-001-00 Cadastral ID 0000-26N-24W-22-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24391 VANFLEET, JAMES DELIS & PHILLIP JAMES VANFLEET 2060 N 182 RD LAVERNE, OK 73848- Parcel Location Situs 02060 N 182 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 22 / 26 / 24 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.67302821 -99.76902817 SEC. 22-26-24 N2SW4 BOOK 757 PAGE 462 MARILYN DEC'D JULY 2020																																																																																																																									
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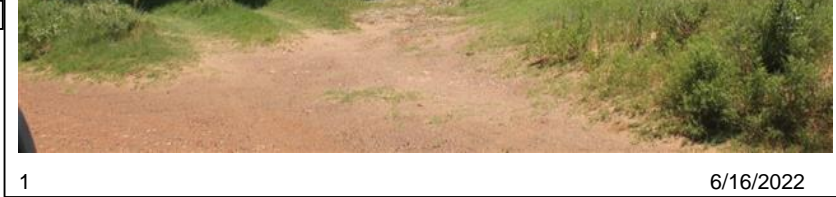
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,212 / 1,212
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	484 Carport - Shed Roof
Remodel	
Year/Eff Age	1946 / 72



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	36,531		
Lot Value	5,000		
Indicated Value	41,531	34.27	Per SqFt
Agland Value	9,546		
Site Improvements	566		
Total Value	51,643	42.61	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.56	Total Misc Impr	+ 0
Roofing Adj	+ 4.17	Garage Cost	+ 6,319
Subfloor Adj	+ 0.00	Total RCN	= 125,968
Heat/Cool Adj	+ 1.73	Depreciation (71%)	- 89,437
Plumbing Adj	+ 5.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,531
Adj Base Cost	= 98.72	Lot Value	+ 5,000
Total Area	x 1,212	Indicated Value	= 41,531
Adjusted Cost	= 119,649	Value Per SqFt	34.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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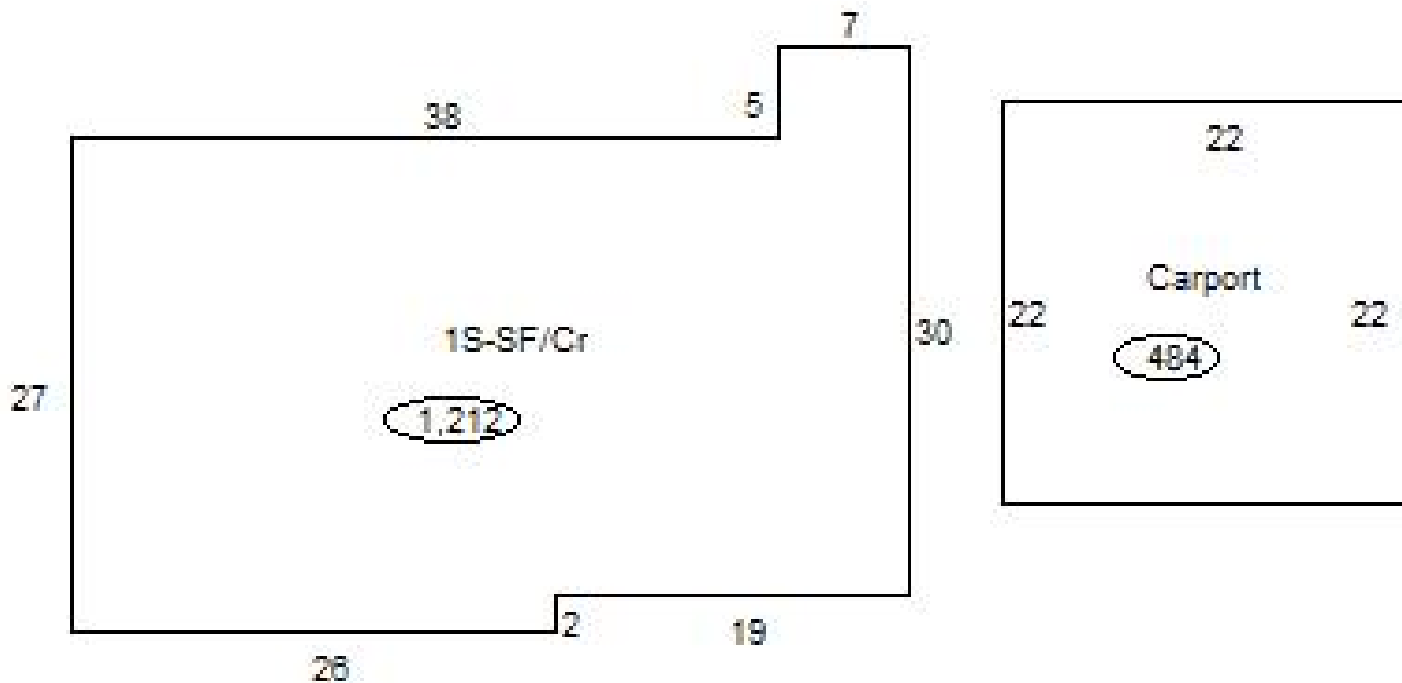
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Sketch Image

300001560



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,212	1.000	1,212
2	G	4		20	Carport	484	1.000	484
Total Building Area						1,212		1,212



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x6		Galvanized Metal	120
	Qual	3	Cond 3	Year 1980	Eff Age 46	
				0		
				0		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (23.60 x 120)		2,832			2,832	2,266
						566



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 80 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

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		

Cost Approach		Manual :	
Base Cost	49.16	Total Misc Impr	+ 7,512
Roofing Adj	+ 2.30	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 86,142
Heat/Cool Adj	+ 2.88	Depreciation (80%)	- 68,914
Plumbing Adj	+ 7.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,228
Adj Base Cost	= 61.43	Lot Value	+ 0
Total Area	x 1,280	Indicated Value	= 17,228
Adjusted Cost	= 78,630	Value Per SqFt	13.46

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	17,228	
Lot Value		
Indicated Value	17,228	13.46 Per SqFt
Agland Value		
Site Improvements		
Total Value	17,228	13.46 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8463	20x14		280	26.83		7,512



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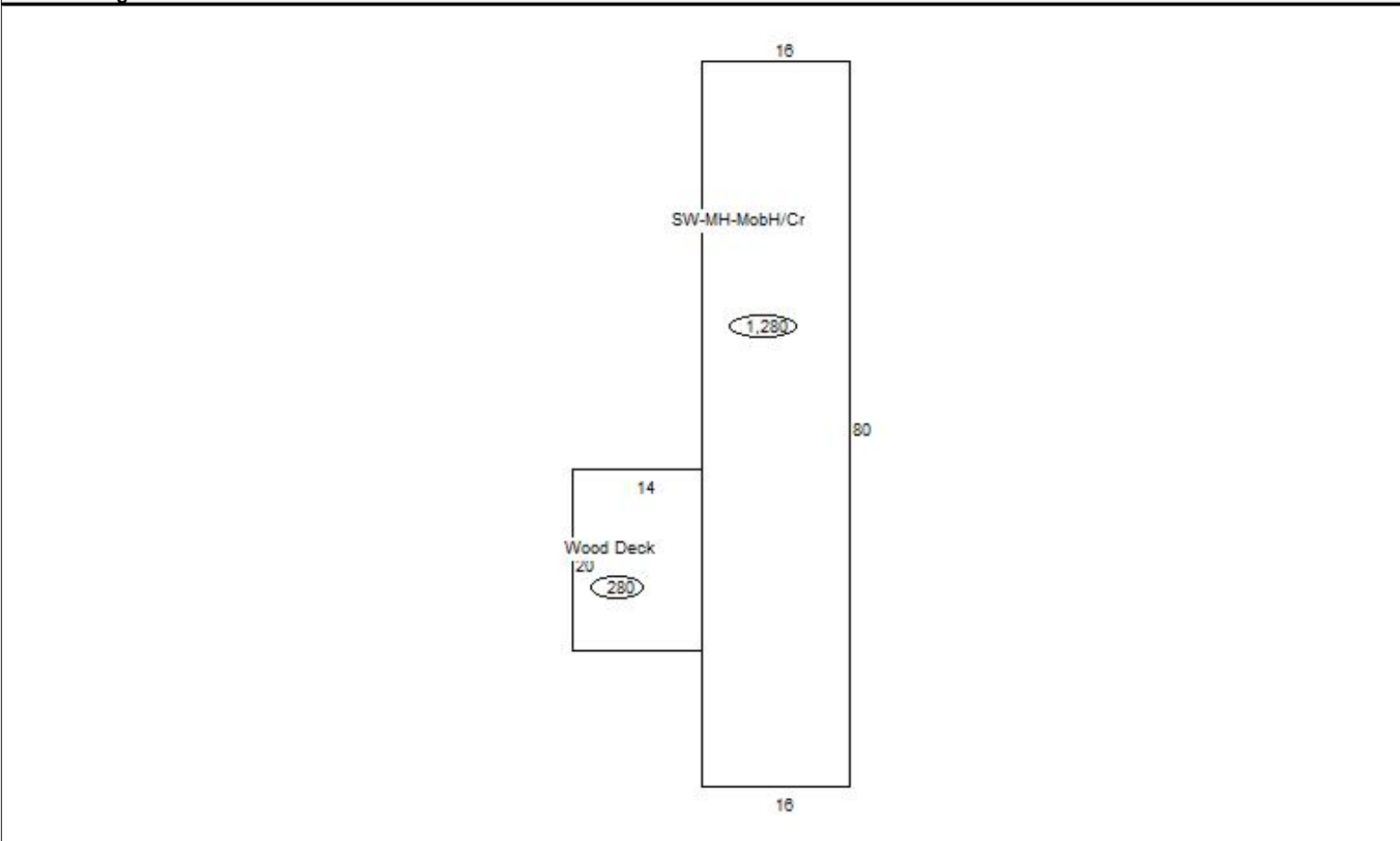
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Sketch Vector Information

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1	R	13	Crawl	20	SW-MH-MobH/Cr	1,280	1.000	1,280
2	M	WODC		20	Wood Deck	280	1.000	280
Total Building Area						1,280		1,280



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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
DA	DALHART 1-3%	CR	50			4.798	255	255	1,221	1,221
DA	DALHART 1-3%	NP	50			.405	160	160	65	65
PD	PRATT LOAMY HUMMOCKY	NP	31			3.059	99	99	303	303
PD	PRATT LOAMY HUMMOCKY	CR	31			34.927	158	158	5,511	5,511
PE	PRATT LOAMY DUNED	CR	20			.879	102	102	90	90
PE	PRATT LOAMY DUNED	NP	20			32.655	64	64	2,090	2,090
WD	WOODWARD-QUINLAN3-8%	CR	23			2.254	117	117	264	264
WD	WOODWARD-QUINLAN3-8%	NP	23			.023	74	74	2	2
NP Totals						79.000			9,546	9,546
Total Agland						79.000			9,546	9,546