



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 300001563 Parcel ID 0000-23-26N-24W-2-001-00 Cadastral ID 0000-26N-24W-23-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13023 MAYNES, CECIL J. & LORI D. MAYNES 18306 E 20 RD LAVERNE OK 73848-0000 Parcel Location Situs 18306 E 20 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 23 / 26 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-23-26N-24W-2-001-00 ACCT # 1563 06/15/22</p> <p>House 6/16/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.65506917 -99.82109385 SEC. 23-26-24 NW4NW4 BOOK 522 PAGE 442																																																																																																																								
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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>0000-23-26N-24W-2-001-00 ACCT # 1563 06/15/22</p>

Residential Data	
Type	6 Mobile Home 72 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	75% Frame, Plywood or Hardboard 25% Veneer, N
Base/Total Area	2,139 / 2,139
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,139
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 26

House	6/16/2022
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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	44.79	Total Misc Impr	+ 11,023
Roofing Adj	+ 2.07	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,005
Heat/Cool Adj	+ 1.73	Depreciation (61%)	- 75,643
Plumbing Adj	+ 4.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,362
Adj Base Cost	= 52.82	Lot Value	+ 5,000
Total Area	x 2,139	Indicated Value	= 53,362
Adjusted Cost	= 112,982	Value Per SqFt	24.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,362		
Lot Value	5,000		
Indicated Value	53,362	24.95	Per SqFt
Agland Value	4,416		
Site Improvements	33,245		
Total Value	91,023	42.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	549	18		18	25.08		451
PATC	Patio - Covered	8486	824		824	12.83		10,572



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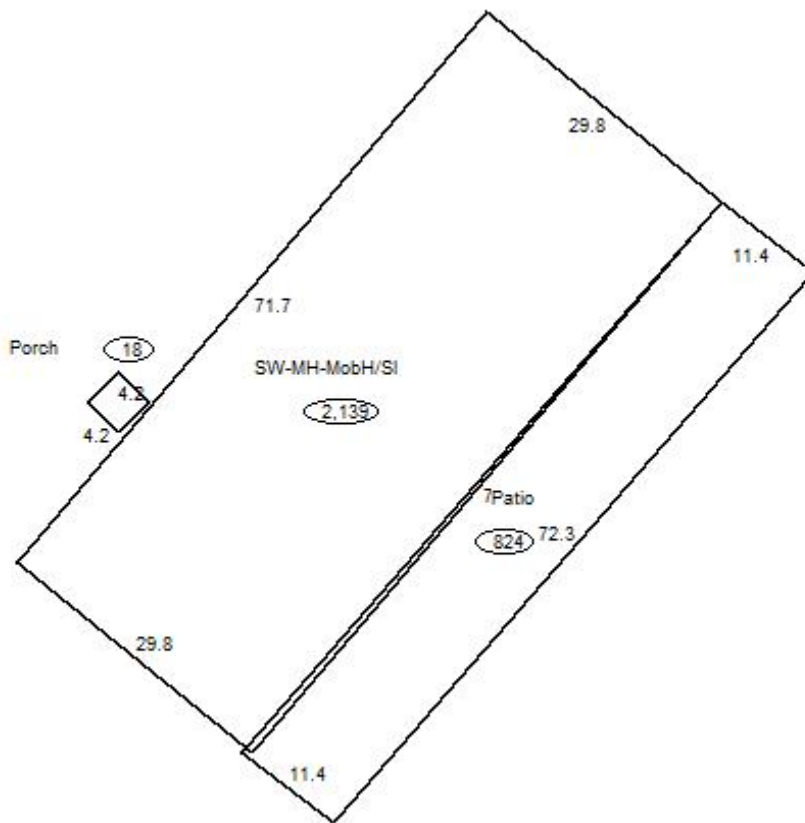
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	18	1.000	18
2	R	13	Slab	20	SW-MH-MobH/SI	2,139	1.000	2,139
3	M	PATC		20	Patio	824	1.000	824
Total Building Area						2,139		2,139



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS Qual 3	Shed, Wood Cond 3	10x10x6 Year 2015	Eff Age 11	Composition Roll	100
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (23.83 x 100)		2,383		2,383	1,049	1,334
	SHDS Qual 2	Yard Shed - Metal Cond 2	18x10x6 Year 2014	Eff Age 14	Galvanized Metal	180
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (15.81 x 180)		2,846		2,846	1,395	1,451
	SHDS Qual 3	Shipping/Storage Container Cond 3	42x8x6 Year 2014	Eff Age 12	Formed Metal	336
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (19.36 x 336)		6,505		6,505	2,992	3,513
	LOAF Qual 2	Loafing Shed Cond 2	40x12x6 Year 2010	Eff Age 19	Galvanized Metal	480
Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD	
Base Cost (5.04 x 480)		2,419		2,419	1,379	1,040
	SHDS Qual 3	Shed - Small Cond 3	68x28x8 Year 2003	Eff Age 23	Galvanized Metal	1,904
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (16.36 x 1,904)		31,149		31,149	20,247	10,902
	UTIL Qual 3	Utility Building Cond 3	36x32x10 Year 2003	Eff Age 23	Concrete Galvanized Metal	1,152
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (26.45 x 1,152)		30,470		30,470	15,844	14,626
	SHDS Qual 3	Yard Shed - Metal / Loafing Shed Cond 3	6x6x6 Year 2003	Eff Age 23	Galvanized Metal	36
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (30.06 x 36)		1,082		1,082	703	379



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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%	NP	50			10.458	160	160	1,673	1,673
PD	PRATT LOAMY HUMMOCKY	NP	31			26.016	99	99	2,581	2,581
PE	PRATT LOAMY DUNED	NP	20			2.526	64	64	162	162
NP Totals						39.000			4,416	4,416
Total Agland						39.000			4,416	4,416