



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 300001577 Parcel ID 0000-26-26N-24W-1-001-00 Cadastral ID 0000-26N-24W-26-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25240 LATTA, NATALIE M. AND RODNEY COLT LATTA (JT) 2143 NORTH 184 RD MAY OK 73851- Parcel Location Situs 02143 US 46 HWY Subdivision Lot/Block / Parcel Size 4.46 - Acres Sec/Twn/Rng 26 / 26 / 24 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.65512013 -99.79158122 SEC. 26-26-24 TRACT IN NE4 & SE4 4.46 ACRES BOOK 773 PAGE 661																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.46 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.46 x 1,702.91 = 7,595 Factor Value Adjustments Lot Value 7,595		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.1 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,422 / 2,422
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	900 Carport - Gable Roof
Remodel	
Year/Eff Age	2005 / 21

4	5/10/2022
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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	85.11	Total Misc Impr	+ 64,396
Roofing Adj	+ 3.78	Garage Cost	+ 7,987
Subfloor Adj	+ 0.00	Total RCN	= 328,146
Heat/Cool Adj	+ 11.08	Depreciation (25%)	- 82,036
Plumbing Adj	+ 5.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,110
Adj Base Cost	= 105.60	Lot Value	+ 7,595
Total Area	x 2,422	Indicated Value	= 253,705
Adjusted Cost	= 255,763	Value Per SqFt	104.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,110		
Lot Value	7,595		
Indicated Value	253,705	104.75	Per SqFt
Agland Value			
Site Improvements	78,062		
Total Value	331,767	136.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	2 1st Frm Cls A	0		2	2	4,922.04		9,844
EPSW	ENCLOSED PORCH	552	77x12		924	55.67		51,439
RSPC	Raised Slab Porch - Covered	556	19x4		76	40.96		3,113



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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	EPSW		20	SWP	924	1.000	924
2	R	1	Crawl	20	1S-SF/Cr	2,422	1.000	2,422
3	G	3		20	Carport	900	1.000	900
4	M	RSPC		20	Porch	76	1.000	76
Total Building Area						2,422		2,422



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed N of House	12x10x8		Formed Metal	120
	Qual 3	Cond 3	Year 2023	Eff Age 3		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 120)		727	727	102	625
	SHDS	Yard Shed - Wood Pink	10x10x6		Composition Shingle	100
	Qual 3	Cond 3	Year 2020	Eff Age 6		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (23.26 x 100)		2,326	2,326	651	1,675
	LOAF	Loafing Shed E of House	26x11x8		Formed Metal	286
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 286)		1,733	1,733	936	797
	LOAF	Loafing Shed	15x10x8		Formed Metal	150
	Qual 3	Cond 3	Year 2009	Eff Age 17		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (6.06 x 150)		909	909	491	418
	UTIL	Utility Building S of House	50x30x12		Formed Metal	1,500
	Qual 3	Cond 3	Year 2005	Eff Age 21		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25.24 x 1,500)		37,860	37,860	18,930	18,930
	UTIL	Utility Bldg HORSE BARN N of House	80x40x14		Formed Metal	3,200
	Qual 4	Cond 4	Year 2005	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (25.50 x 3,200)		81,600	81,600	32,640	48,960
	LNT0	Lean-To LEAN TO ON HORSE BARN	80x15x8		Formed Metal	1,200
	Qual 3	Cond 3	Year 2005	Eff Age 21		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (5.05 x 1,200)		6,060	6,060	4,303	1,757



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			30
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary Base Cost (236.24 x 30) 7,087		Modifier Total 0	RCN 7,087	Depr (71% Phys/ % Func) 5,032	RCNLD 2,055
	PACN	Paving - Concrete By Shed	42x25x0			1,050
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary Base Cost (4.07 x 1,050) 4,274		Modifier Total 0	RCN 4,274	Depr (80% Phys/ % Func) 3,419	RCNLD 855
	PACN	Paving - Concrete Sidewalk	46x3x0			138
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary Base Cost (6.52 x 138) 900		Modifier Total 0	RCN 900	Depr (80% Phys/ % Func) 720	RCNLD 180
	PACN	Paving - Concrete Sidewalk	35x10x0			350
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary Base Cost (4.18 x 350) 1,463		Modifier Total 0	RCN 1,463	Depr (80% Phys/ % Func) 1,170	RCNLD 293
	PACN	Paving - Concrete Bckyrd	55x35x0			1,925
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary Base Cost (3.94 x 1,925) 7,585		Modifier Total 0	RCN 7,585	Depr (80% Phys/ % Func) 6,068	RCNLD 1,517