



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:13:33
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Assessment Data					Primary Image																																																																																																																				
Account 300001597 Parcel ID 0000-31-26N-24W-2-001-00 Cadastral ID 0000-26N-24W-31-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12553 BRYANT BAR H RANCH, LC P O BOX 160 LAVERNE OK 73848-0000 Parcel Location Situs 02215 179 RD N Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 31 / 26 / 24 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-31-26N-24W-2-001-00 ACCT # 1597 06/15/22</p> <p>1 6/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.69256429 -99.71168694 SEC. 31-26-24 TRACT IN LOT 1 BOOK 582 PAGE 331																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-31-26N-24W-2-001-00 ACCT # 1597 06/15/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,550 / 2,880
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	1,550 Total, 1,550 Partition
Garage Type	702 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 66



1 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	75.61	Total Misc Impr	+ 33,653
Roofing Adj	+ 3.48	Garage Cost	+ 22,335
Subfloor Adj	+ 0.00	Total RCN	= 403,546
Heat/Cool Adj	+ 12.33	Depreciation (67%)	- 270,376
Plumbing Adj	+ 4.35	Lump Sums	+ 0
Basement Adj	+ 24.91	RCNLD	= 133,170
Adj Base Cost	= 120.68	Lot Value	+ 5,750
Total Area	x 2,880	Indicated Value	= 138,920
Adjusted Cost	= 347,558	Value Per SqFt	48.24

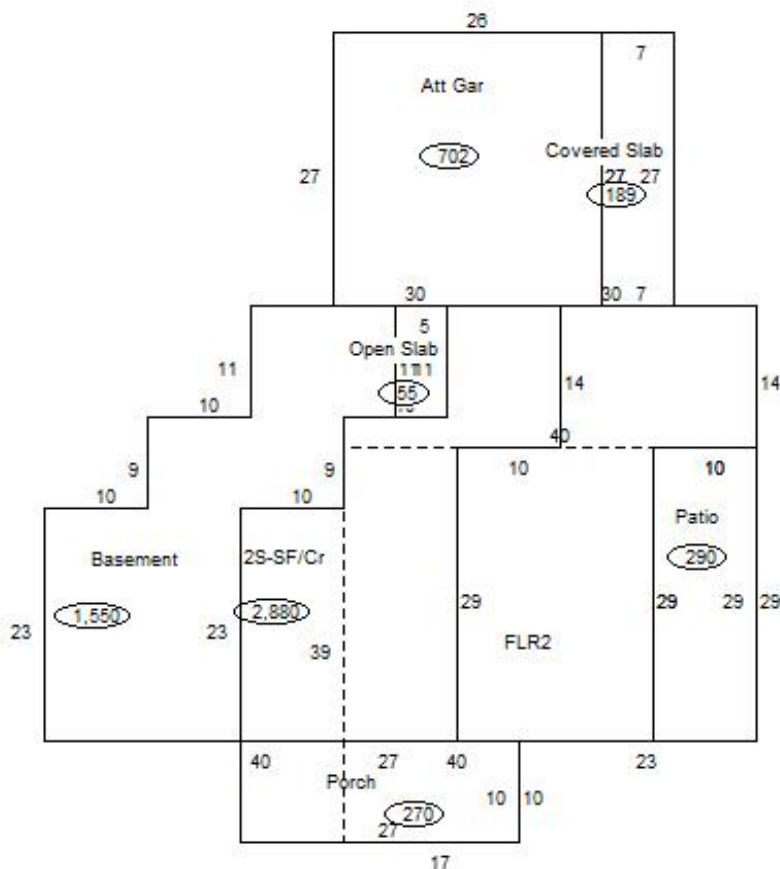
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,170		
Lot Value	5,750		
Indicated Value	138,920	48.24	Per SqFt
Agland Value			
Site Improvements	1,601		
Total Value	140,521	48.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	2 2st Msn Cls A	0		2	2	6,193.77		12,388
RSPC	Raised Slab Porch - Covered	560	27x10		270	43.01		11,613
PATC	Patio - Covered	561	29x10		290	15.18		4,402
PRCH	Slab Porch - Covered	565	27x7		189	24.57		4,644
PATO	Slab Porch - Open	566	11x5		55	11.02		606



Sketch Image

300001597



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,550	1.858	2,880
2	M	RSPC		20	Porch	270	1.000	270
3	M	PATC		20	Patio	290	1.000	290
4	B			20	Basement	1,550	1.000	1,550
5	U	^UL		20	FLR2	1,330	1.000	1,330
6	G	1		20	Att Gar	702	1.000	702
7	M	PRCH		20	Covered Slab	189	1.000	189
8	M	PATO		20	Open Slab	55	1.000	55
Total Building Area						1,550		2,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete DRIVEWAY	0x0x0			1,700
	Qual 3	Cond 3	Year 1950	Eff Age 76		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.97 x 1,700)		6,749	6,749	5,399	1,350
	PACN	Paving - Concrete SIDEWALK	0x0x0			280
	Qual 3	Cond 3	Year 1950	Eff Age 76		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.48 x 280)		1,254	1,254	1,003	251