



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:14:38
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001672 Parcel ID 0000-16-26N-25W-4-001-00 Cadastral ID 0000-26N-25W-16-4-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12966 PRICE, STEVEN W. & ZOLA B. PRICE 1953 US HIWAY 283 LAVERNE OK 73848-0000 Parcel Location Situs 01953 US HWY 283 Subdivision Lot/Block / Parcel Size 157 - Acres Sec/Twn/Rng 16 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-16-26N-25W-4-001-00-001 6/22/2022 ACCT. #1672</p> <p>House 6/23/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.76634258 -99.92511112 SEC.16-26-25 SE4 LESS TRACT 2.4892 A BOOK 588 PAGE 488																																																																																																																									
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Date 02/06/2026
 Time 06:14:38
 Page 2

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	7 Modular Home
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,124 / 2,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	849 Attached Garage - Finished
Remodel	
Year/Eff Age	2006 / 16

House 6/23/2022

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	67.80	Total Misc Impr	+ 9,194
Roofing Adj	+ 0.00	Garage Cost	+ 31,399
Subfloor Adj	+ 0.00	Total RCN	= 187,361
Heat/Cool Adj	+ 0.00	Depreciation (38%)	- 71,197
Plumbing Adj	+ 1.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,164
Adj Base Cost	= 69.10	Lot Value	+ 5,000
Total Area	x 2,124	Indicated Value	= 121,164
Adjusted Cost	= 146,768	Value Per SqFt	57.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,164		
Lot Value	5,000		
Indicated Value	121,164	57.05	Per SqFt
Agland Value	21,459		
Site Improvements	67,513		
Total Value	210,136	98.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,424.56		4,425
PACN	Cnc. Pav Cls C	0	24x16		384	4.17		1,601
WODO	Wood Deck - Open	617	152		152	20.84		3,168



Harper

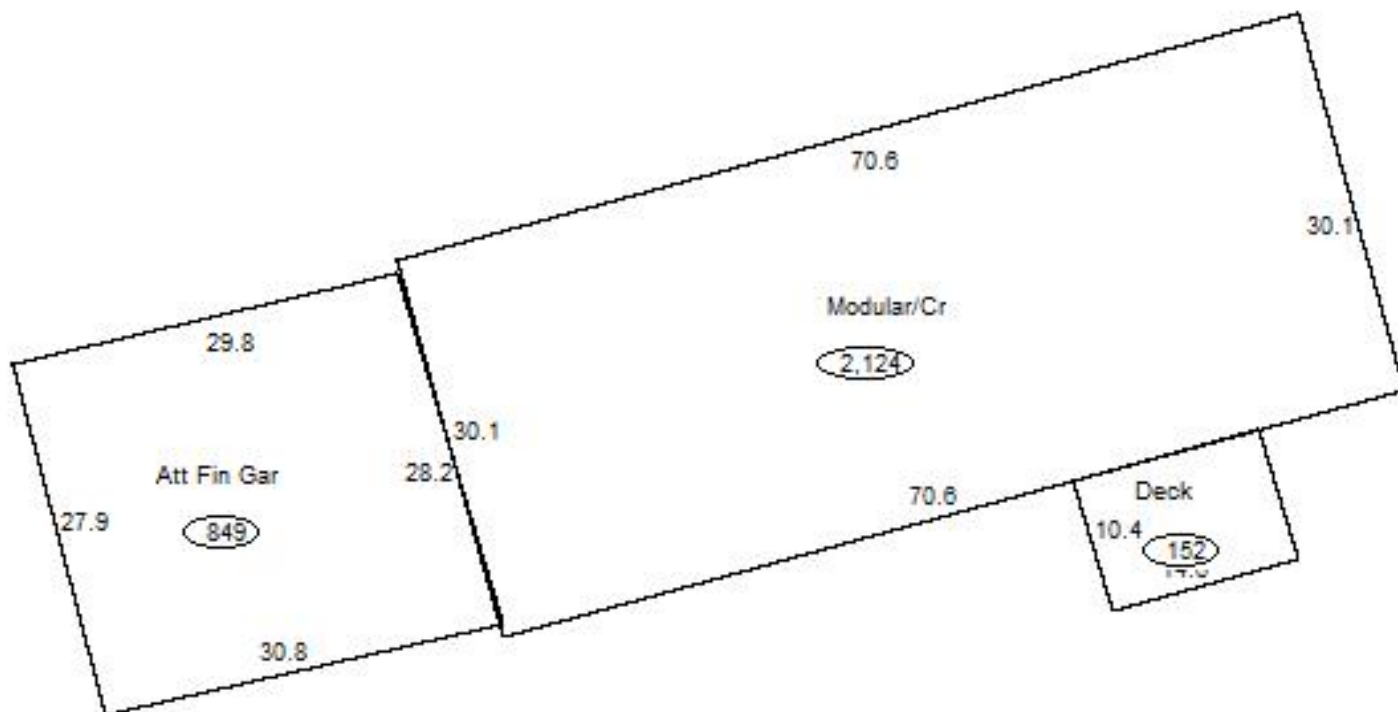
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:14:38
Page 3

Sketch Image

300001672



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	2,124	1.000	2,124
2	G	5		20	Att Fin Gar	849	1.000	849
3	M	WODO		20	Deck	152	1.000	152
Total Building Area						2,124		2,124



Harper

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Date 02/06/2026
Time 06:14:38
Page 4

300001672

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Sidewalk	50x8x0			400
	Qual 3	Cond 3	Year 2015	Eff Age	11	
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
Base Cost (4.17 x 400)		1,668		1,668	1,051	617
	PACN	Paving - Concrete/ Driveway	25x15x0			375
	Qual 3	Cond 3	Year 2015	Eff Age	11	
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
Base Cost (4.18 x 375)		1,568		1,568	988	580
	SHDS	Shipping/Storage Container	40x8x6		Formed Metal	320
	Qual 4	Cond 4	Year 2012	Eff Age	11	
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (21.17 x 320)		6,774		6,774	2,981	3,793
	LOAF	Loafing Shed	40x15x6		Formed Metal	600
	Qual 4	Cond 4	Year 2006	Eff Age	16	
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (7.59 x 600)		4,554		4,554	2,368	2,186
	KNNL	Dog Kennel - Per Run	25x15x8			375
	Qual 3.5	Cond 3	Year 2006	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (688.50 x 375)		258,188		258,188	206,550	51,638
	SHDS	Yard Shed - Metal / Dog Kennels	25x15x8		Formed Metal	375
	Qual 3	Cond 3	Year 2006	Eff Age	20	
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (18.19 x 375)		6,821		6,821	4,024	2,797
	ASC	Awning/Shelter/Carport / Dog Pens	20x10x8		Formed Metal	200
	Qual 3	Cond 3	Year 2006	Eff Age	15	
Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)		RCNLD
Base Cost (3.88 x 200)		776		776	512	264



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Date 02/06/2026
Time 06:14:38
Page 5

300001672

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport / Dog Pens	20x10x8		Formed Metal	200
	Qual 3	Cond 3	Year 2006	Eff Age 15		

Valuation Summary	Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
Base Cost (3.88 x 200)	776		776	512
				264



SHDS	Yard Shed - Metal / Between Dog Pens	30x15x8		Formed Metal	450
Qual 3	Cond 3	Year 2006	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (17.80 x 450)	8,010		8,010	4,726
				3,284

SHDS	Yard Shed - Metal / Between Dog Pens	10x15x8		Formed Metal	150
Qual 3	Cond 3	Year 2006	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (21.87 x 150)	3,281		3,281	1,936
				1,345



SHDS	Yard Shed - Metal	8x8x6		Formed Metal	64
Qual 3	Cond 3	Year 2006	Eff Age 20		

0

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (28.41 x 64)	1,818		1,818	1,073
				745



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Date 02/06/2026
Time 06:14:38
Page 6

Agland Inventory

300001672

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			155.659	138	138	21,419	21,419
PC	PRATT LOAMY BILLOWY	NP	37			.341	118	118	40	40
NP Totals						156.000			21,459	21,459
Total Agland						156.000			21,459	21,459