



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300001673 Parcel ID 0000-16-26N-25W-4-002-00 Cadastral ID 0000-26N-25W-16-4-002-00 Property Type REAL - Real Property Property Class RR 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 01975 US 283 HWY Subdivision Lot/Block / Parcel Size .12 - Acres Sec/Twn/Rng 16 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.61644087 -99.35370231																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.12 Topography Street Access Utilities Amenities Method Acre Base Lot Value .12 x 20,833.33 = 2,500 Factor Value Adjustments Lot Value 2,500		 <p>0000-16-26N-25W-4-002-00 6/22/2022 ACCT. #1673</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,604 / 1,604
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,604
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 67

HOUSE 6/24/2022

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	39,515		
Lot Value	2,500		
Indicated Value	42,015	26.19	Per SqFt
Agland Value			
Site Improvements	1,784		
Total Value	43,799	27.31	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	70.18	Total Misc Impr	+ 8,488
Roofing Adj	+ 3.75	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 146,352
Heat/Cool Adj	+ 8.78	Depreciation (73%)	- 106,837
Plumbing Adj	+ 3.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,515
Adj Base Cost	= 85.95	Lot Value	+ 2,500
Total Area	x 1,604	Indicated Value	= 42,015
Adjusted Cost	= 137,864	Value Per SqFt	26.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	619	334		334	17.29		5,775
PATC	Patio - Covered	620	192		192	14.13		2,713



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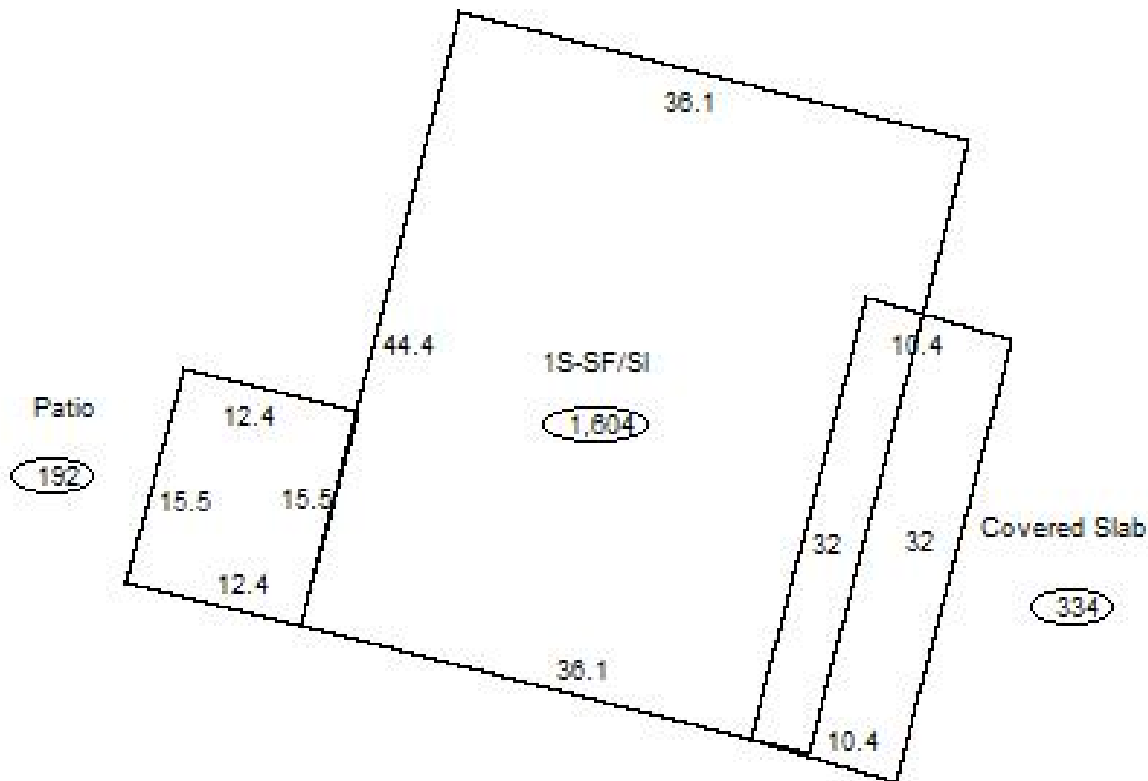
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,604	1.000	1,604
2	M	PRCH		20	Covered Slab	334	1.000	334
3	M	PATC		20	Patio	192	1.000	192
Total Building Area						1,604		1,604



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed, Metal	12x10x6		Formed Metal	120	
	Qual	4	Cond 4	Year 2010	Eff Age 13		
				0			
		Valuation Summary	Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD	
		Base Cost (25.14 x 120)	3,017		3,017	1,418	1,599
	PACN	Paving - Concrete / SIDEWALK	36x4x0			144	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
			Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.43 x 144)	926		926	741	185