



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 300001740 Parcel ID 0000-22-26N-25W-2-001-00 Cadastral ID 0000-26N-25W-22-2-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13098 LINVILLE, JASON & MISTI LINVILLE 2046 N 176 RD LAVERNE OK 73848-0000 Parcel Location Situs 02046 N 176 RD Subdivision Lot/Block / Parcel Size 22 - Acres Sec/Twn/Rng 22 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-22-26N-25W-2-001-00-001 6/22/2022 ACCT. #1740</p> <p>HOUSE 6/23/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.78732936 -99.94169215 SEC.22-26-25 TRACT IN NW4 22 ACRES BOOK 586 PAGE 791																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.5 Topography Street Access Utilities Amenities Method Acre Base Lot Value .50 x 5,000.00 = 2,500 Factor Value Adjustments Lot Value 2,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Split Level
Exterior Wall	100% Rustic Log
Base/Total Area	1,781 / 1,781
Style	100% Split Level
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,781
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	, 550 Partition
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

HOUSE 6/23/2022

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	82.53	Total Misc Impr	+ 4,783
Roofing Adj	+ 3.83	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 184,237
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 103,173
Plumbing Adj	+ 5.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,064
Adj Base Cost	= 100.76	Lot Value	+ 2,500
Total Area	x 1,781	Indicated Value	= 83,564
Adjusted Cost	= 179,454	Value Per SqFt	46.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,064		
Lot Value	2,500		
Indicated Value	83,564	46.92	Per SqFt
Agland Value	3,129		
Site Improvements	25,291		
Total Value	111,984	62.88	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	4,783.32		4,783



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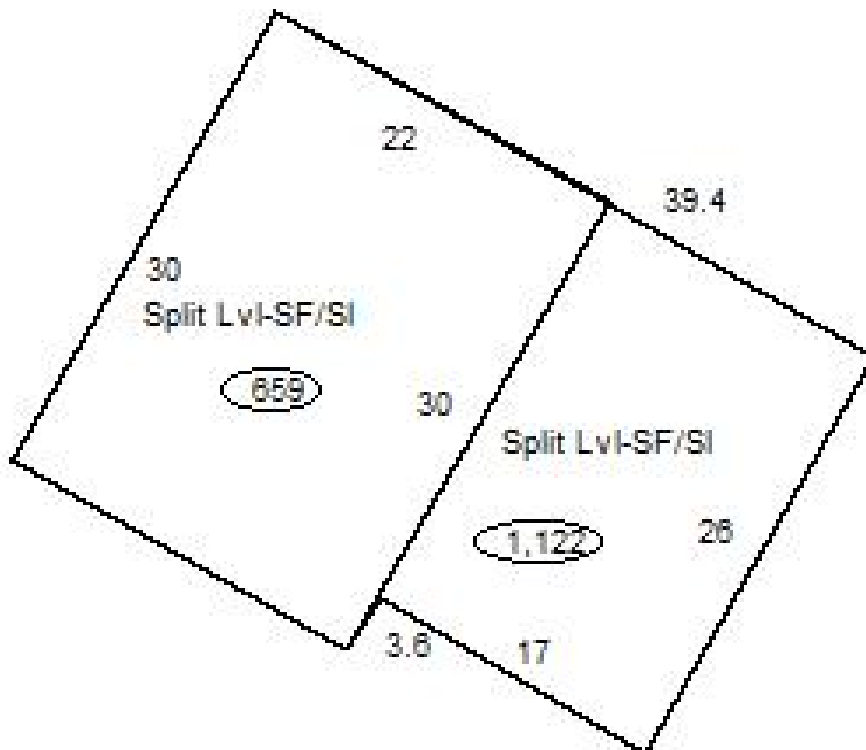
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4	Slab	20	Split Lvl-SF/SI	1,122	1.000	1,122
2	R	4	Slab	20	Split Lvl-SF/SI	659	1.000	659
Total Building Area						1,781		1,781



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shipping/Storage Container	28x8x6		Formed Metal	224	
	Qual	2	Cond 2	Year 2018	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD	
		Base Cost (17.14 x 224)	3,839		3,839	1,612	2,227
	SHDS	Yard Shed - Wood / FIREWORKS	20x8x6		Galvanized Metal	160	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (21.40 x 160)	3,424		3,424	1,780	1,644
	SHDS	Yard Shed - Wood	14x15x6		Formed Metal	210	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (20.41 x 210)	4,286		4,286	2,229	2,057
	PACN	Paving - Concrete / UNDER WOOD SHED	22x20x0			440	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 440)	1,835		1,835	1,468	367
	UTIL	Utility Building	60x30x14		Formed Metal	1,800	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD	
		Base Cost (24.62 x 1,800)	44,316		44,316	31,908	12,408
	LOAF	Loafing Shed	75x16x8		Galvanized Metal	1,200	
	Qual	1	Cond 1	Year 1975	Eff Age 71		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.51 x 1,200)	5,412		5,412	4,330	1,082
	SHDS	Shed, Metal	10x8x6		Galvanized Metal	80	
	Qual	1	Cond 1	Year 1975	Eff Age 71		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (17.34 x 80)	1,387		1,387	1,110	277



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	40x20x8		Composition Roll	800
	Qual	2	Cond 2	Year 1975	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	
Base Cost (21.06 x 800)		16,848		16,848	13,310	3,538
	SHDS	Shed - Small / RED	25x25x8		Composition Roll	625
	Qual	1	Cond 1	Year 1975	Eff Age 71	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (11.31 x 625)		7,069		7,069	5,655	1,414
	SHDS	Yard Shed - Metal	10x8x6		Galvanized Metal	80
	Qual	1	Cond 1	Year 1975	Eff Age 71	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
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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
LA	LAS ANIMAS SOILS	NP	43			2.759	138	138	380	380
PC	PRATT LOAMY BILLOWY	NP	37			13.724	118	118	1,625	1,625
SC	SPUR CLAY LOAM	NP	70			5.018	224	224	1,124	1,124
NP Totals						21.500			3,129	3,129
Total Agland						21.500			3,129	3,129