



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 300001771 Parcel ID 0000-27-26N-25W-2-003-00 Cadastral ID 0000-26N-25W-27-2-003-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13112 MANNING, DANNY R. AND PATTY A. MANNING 17614 STATE HIGHWAY 149 LAVERNE OK 73848-0000 Parcel Location Situs 17614 STATE 149 HWY Subdivision Lot/Block / Parcel Size 17.48 - Acres Sec/Twn/Rng 27 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																								
Legal Description Lat/Long: 36.71446430 -99.90002029 SEC.27-26-25 TRACT IN N2NW4																																																																																																																								
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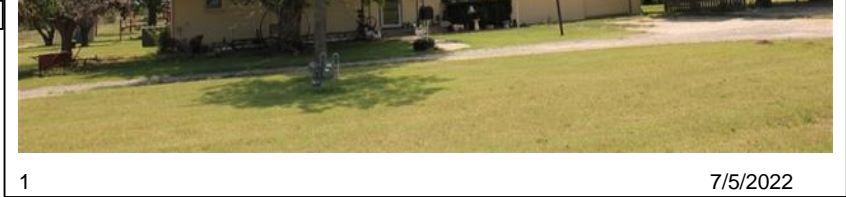
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,366 / 2,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	2,366
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44



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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	129,496		
Lot Value	5,750		
Indicated Value	135,246	57.16	Per SqFt
Agland Value	3,468		
Site Improvements	24,636		
Total Value	163,350	69.04	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.13	Total Misc Impr	+ 10,681
Roofing Adj	+ 4.96	Garage Cost	+ 13,138
Subfloor Adj	+ -1.76	Total RCN	= 253,913
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 124,417
Plumbing Adj	+ 4.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,496
Adj Base Cost	= 97.25	Lot Value	+ 5,750
Total Area	x 2,366	Indicated Value	= 135,246
Adjusted Cost	= 230,094	Value Per SqFt	57.16

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
RSPC	Raised Slab Porch - Covered	732	8x4		32	40.38		1,292
PATC	Patio - Covered	8516	354		354	13.01		4,606



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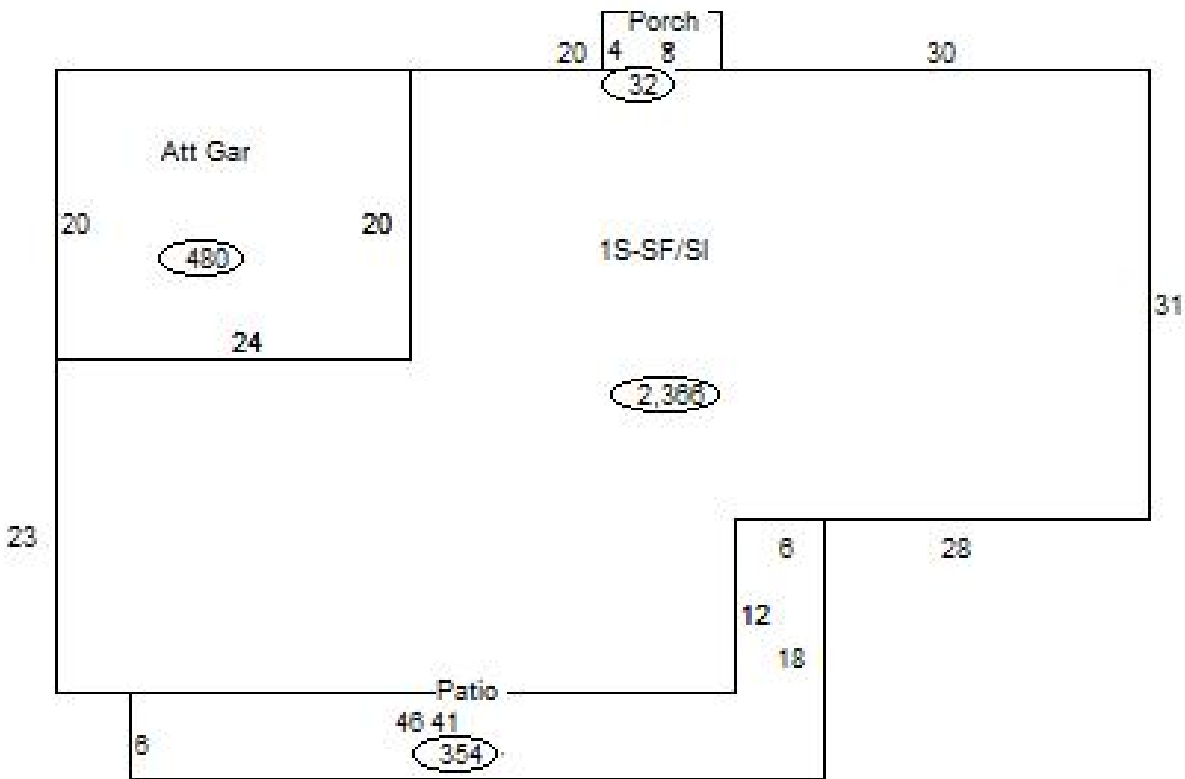
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Sketch Image

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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/SI	2,366	1.000	2,366
2	M	RSPC		20	Porch	32	1.000	32
3	G	1		20	Att Gar	480	1.000	480
4	M	PATC		20	Patio	354	1.000	354
Total Building Area						2,366		2,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units			
	CPDT	Carport - Detached	20x18x8		Formed Metal	360			
	Qual	3	Cond	3	Year	2005	Eff Age	21	
							0		
							0		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD		
	Base Cost (7.94 x 360)		2,858		2,858		2,029	829	
		SHDS	Yard Shed - Wood	15x9x6		Composition Shingle	135		
		Qual	3	Cond	3	Year	1990	Eff Age	36
								0	
								0	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD			
Base Cost (22.13 x 135)		2,988		2,988		2,390	598		
		UTIL	Utility Building	55x45x12		Concrete	Formed Metal	2,475	
		Qual	3	Cond	3	Year	1985	Eff Age	41
								0	
		Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (22.53 x 2,475)		55,762		55,762		36,245	19,517	
		SHDS	Shed - Small	33x24x8		Galvanized Metal	792		
		Qual	3	Cond	3	Year	1980	Eff Age	46
								0	
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.36 x 792)		12,957		12,957		10,366	2,591
		SHDS	Yard Shed - Metal	9x10x6		Galvanized Metal	90		
		Qual	3	Cond	3	Year	1980	Eff Age	46
								0	
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (23.51 x 90)		2,116		2,116		1,693	423
		LOAF	Loafing Shed	60x10x8		Galvanized Metal	600		
		Qual	3	Cond	3	Year	1980	Eff Age	46
								0	
								0	
		Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.65 x 600)		3,390		3,390		2,712	678		



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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
SD	SPUR LOAM	NP	70	LPI		15.480	224	224	3,468	3,468
NP Totals						15.480			3,468	3,468
Total Agland						15.480			3,468	3,468