



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 300001789 Parcel ID 0000-27-26N-25W-2-021-00 Cadastral ID 0000-26N-25W-27-2-021-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13123 DAVIS, CLIFTON L. ETUX PO BOX 481 LAVERNE OK 73848-0000 Parcel Location Situs 00105 S COUNTY LINE ROAD Subdivision Lot/Block / Parcel Size 1.09 - Acres Sec/Twn/Rng 27 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-27-26N-25W-2-021-00 ACCT # 1789 07/01/22</p> <p>1 7/5/2022</p>																																																																																																																				
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SEC.27-26-25 TRACT IN NW4; 1.098 ACRES MAaxine Davis passed away 9/26/2023					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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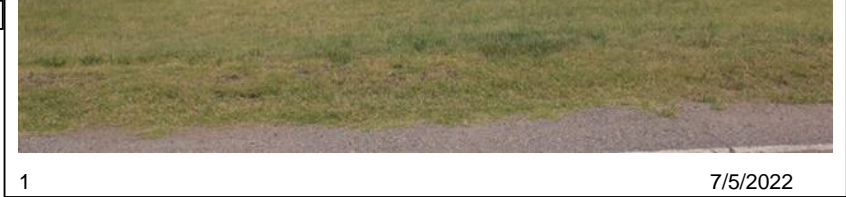
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.09 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.09 x 4,649.54 = 5,068 Factor Value Adjustments Lot Value 5,068		<p>0000-27-26N-25W-2-021-00 ACCT # 1789 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,478 / 1,478
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,478 Total, 1,478 Partition
Garage Type	702 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 53



Cost Approach		Manual :	
Base Cost	78.28	Total Misc Impr	+ 6,982
Roofing Adj	+ 4.45	Garage Cost	+ 15,401
Subfloor Adj	+ 0.94	Total RCN	= 223,598
Heat/Cool Adj	+ 9.78	Depreciation (59%)	- 131,923
Plumbing Adj	+ 6.02	Lump Sums	+ 0
Basement Adj	+ 36.68	RCNLD	= 91,675
Adj Base Cost	= 136.14	Lot Value	+ 5,068
Total Area	x 1,478	Indicated Value	= 96,743
Adjusted Cost	= 201,215	Value Per SqFt	65.46

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	91,675		
Lot Value	5,068		
Indicated Value	96,743	65.46	Per SqFt
Agland Value			
Site Improvements	6,361		
Total Value	103,104	69.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	4,340.86		4,341
RSPC	Raised Slab Porch - Covered	756	5x4		20	36.44		729
PATC	Patio - Covered	759	12x10		120	15.93		1,912



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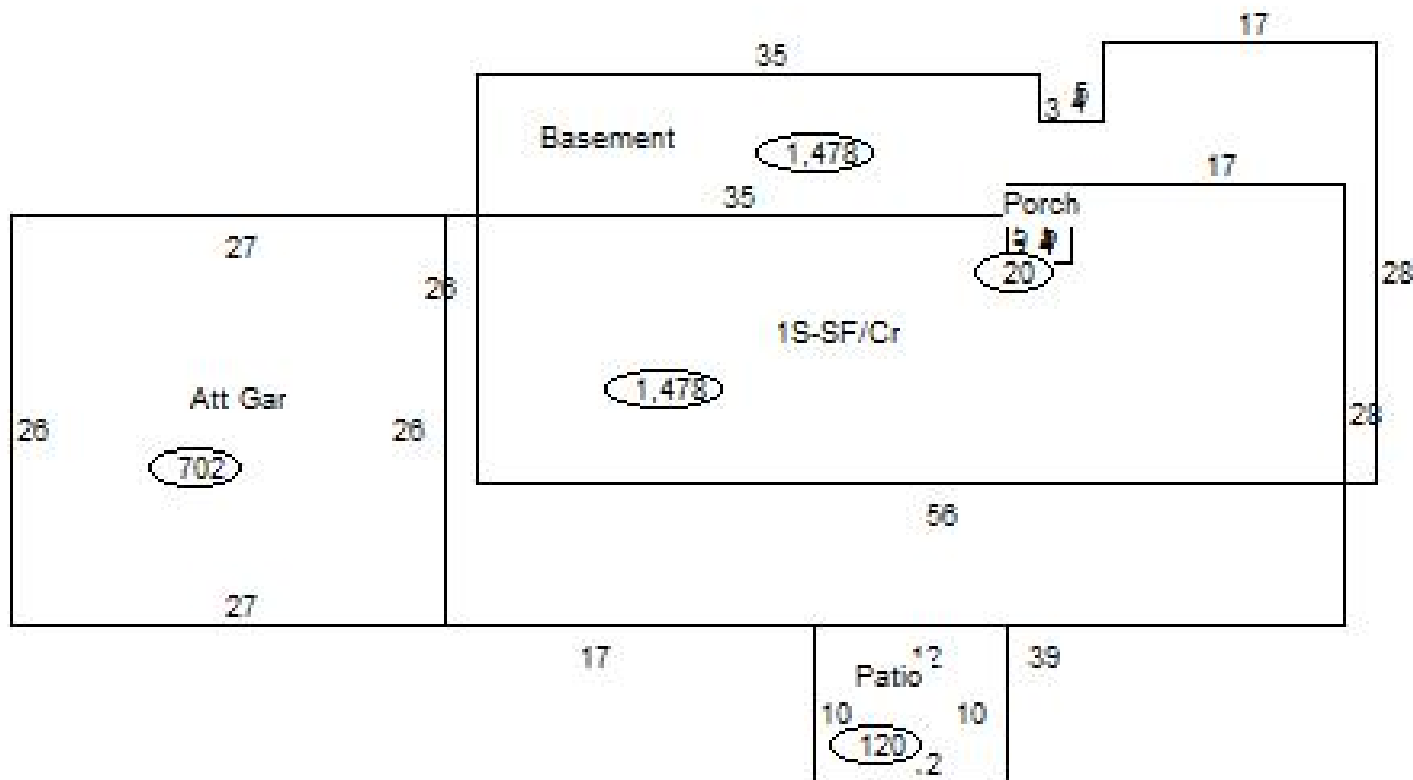
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,478	1.000	1,478
2	M	RSPC		20	Porch	20	1.000	20
3	G	1		20	Att Gar	702	1.000	702
4	B			20	Basement	1,478	1.000	1,478
5	M	PATC		20	Patio	120	1.000	120
Total Building Area						1,478		1,478



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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	2010	Eff Age	16
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD		
Base Cost (7.94 x 360)		2,858			2,858	1,715	1,143	
	UTIL	Utility Bldg	26x12x8		Composition Shingle	312		
	Qual	3	Cond	3	Year	1995	Eff Age	31
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (58% Phys/ % Func)	RCNLD		
Base Cost (27.91 x 312)		8,708			8,708	5,051	3,657	
	LOAF	Loafing Shed	22x16x8		Formed Metal	352		
	Qual	3	Cond	3	Year	1990	Eff Age	36
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (6.06 x 352)		2,133			2,133	1,706	427	
	SHDS	Yard Shed - Metal	15x12x6		Galvanized Metal	180		
	Qual	3	Cond	3	Year	1985	Eff Age	41
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (21.87 x 180)		3,937			3,937	3,150	787	
	PACN	Paving - Concrete	26x16x0			416		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.17 x 416)		1,735			1,735	1,388	347	