



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 300001794 Parcel ID 0000-27-26N-25W-2-026-00 Cadastral ID 0000-26N-25W-27-2-026-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13126 MANNING, DANIEL L. 176 30 STATE HWY 149 LAVERNE OK 73848-0000 Parcel Location Situs 17630 STATE 149 HWY Subdivision Lot/Block / Parcel Size .75 - Acres Sec/Twn/Rng 27 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71414468 -99.90401431 SEC 27-26-25 TRACT IN N2NW4																																																																																																																									
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Lot Data	Acres - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.75 Topography Street Access Utilities Amenities Method Acre Base Lot Value .75 x 5,000.00 = 3,750 Factor Value Adjustments Lot Value 3,750		<p>0000-27-26N-25W-2-026-00 ACCT # 1794 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,094 / 2,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

1	7/5/2022
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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 57,122
Lot Value 3,750
Indicated Value 60,872
Agland Value
Site Improvements 13,212
Total Value 74,084
29.07 Per SqFt
35.38 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.39	Total Misc Impr	+ 7,361
Roofing Adj	+ 3.77	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 228,487
Heat/Cool Adj	+ 10.77	Depreciation (75%)	- 171,365
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,122
Adj Base Cost	= 105.60	Lot Value	+ 3,750
Total Area	x 2,094	Indicated Value	= 60,872
Adjusted Cost	= 221,126	Value Per SqFt	29.07

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
PATO	OPEN PORCH	764	12x6		72	9.78		704
WDBS	Wood Burning Stove			1	1	1,874.09		1,874



Harper

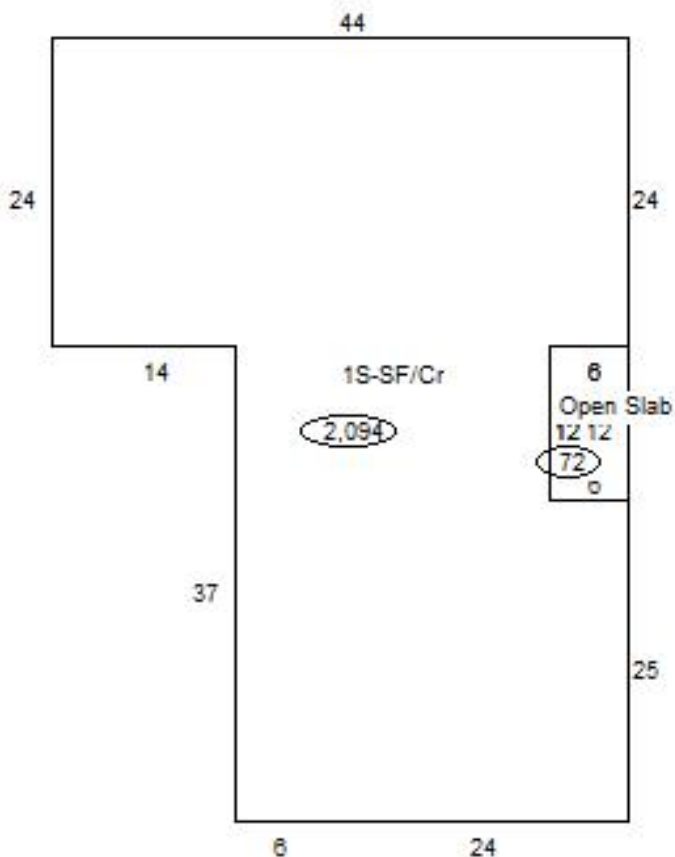
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Sketch Image

300001794



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,094	1.000	2,094
2	M	PATO		20	Open Slab	72	1.000	72
Total Building Area						2,094		2,094



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	42x23x10		Galvanized Metal	966		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (25.34 x 966)		24,478			24,478	16,890	7,588	
	SHDS	Shed - Small	34x22x10		Galvanized Metal	748		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (16.53 x 748)		12,364			12,364	9,891	2,473	
	CPDT	Carport - Detached	24x34x10		Galvanized Metal	816		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (8.69 x 816)		7,091			7,091	5,673	1,418	
	ASC	Awing/Shelter/Carport	30x15x10		Galvanized Metal	450		
	Qual	3	Cond	3	Year	1980	Eff Age	35
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (3.88 x 450)		1,746			1,746	1,397	349	
	PAVA	Paving - Asphalt	166x15x0			2,490		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (2.78 x 2,490)		6,922			6,922	5,538	1,384	