



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 300001826 Parcel ID 0000-28-26N-25W-3-002-00 Cadastral ID 0000-26N-25W-28-3-002-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12626 HUSTED, MERLE D. (TRUST) 534 E 22 ROAD LAVERNE OK 73848-0000 Parcel Location Situs 00534 22 RD E Subdivision Lot/Block / Parcel Size 3.25 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70594962 -99.91398710																																																																																																																									
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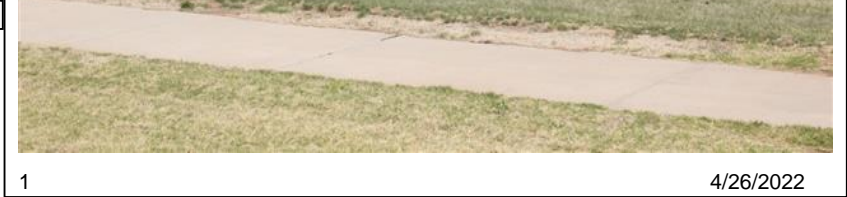
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.25 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.25 x 2,057.85 = 6,688 Factor Value Adjustments Lot Value 6,688		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,526 / 2,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 51



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	83.65	Total Misc Impr	+ 15,092
Roofing Adj	+ 4.09	Garage Cost	+ 15,144
Subfloor Adj	+ 0.00	Total RCN	= 288,873
Heat/Cool Adj	+ 10.77	Depreciation (56%)	- 161,769
Plumbing Adj	+ 3.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,104
Adj Base Cost	= 102.39	Lot Value	+ 6,688
Total Area	x 2,526	Indicated Value	= 133,792
Adjusted Cost	= 258,637	Value Per SqFt	52.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,104		
Lot Value	6,688		
Indicated Value	133,792	52.97	Per SqFt
Agland Value			
Site Improvements	64,026		
Total Value	197,818	78.31	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
RSPC	Raised Slab Porch - Covered	817		20	20	40.44		809
PATO	Patio - Open	819	1296		1,296	7.33		9,500



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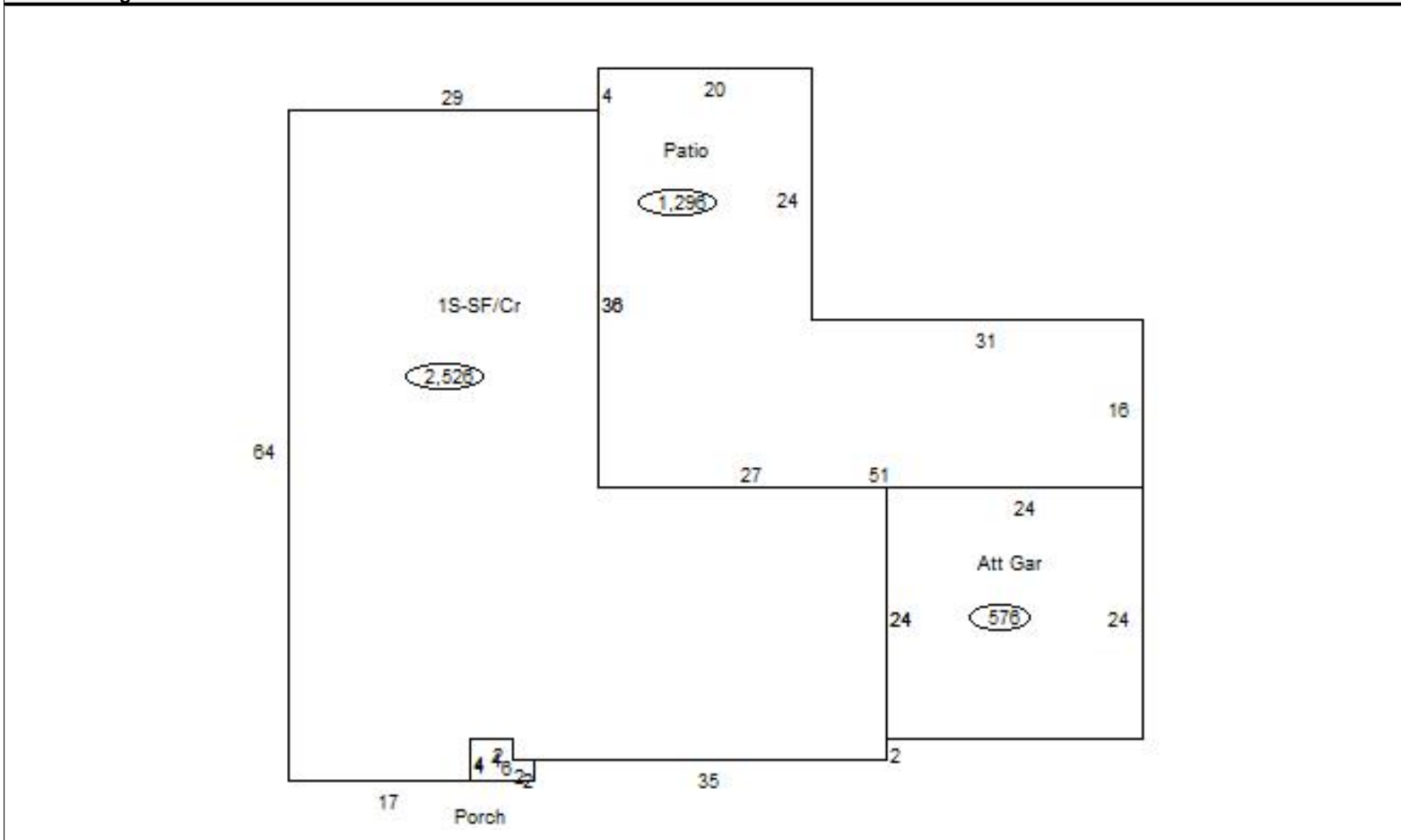
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Sketch Image

300001826



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,526	1.000	2,526
2	M	RSPC		20	Porch	20	1.000	20
3	G	1		20	Att Gar	576	1.000	576
4	M	PATO		20	Patio	1,296	1.000	1,296
Total Building Area						2,526		2,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	SHDS	Yard Shed - Metal	21x10x8		Formed Metal	210
	Qual	3	Cond 3	Year 2014	Eff Age 12	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.66 x 210)		4,339		4,339	1,996	2,343
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	LNT0	Lean To - Attached	21x10x10		Formed Metal	210
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (7.68 x 210)		1,613		1,613	839	774
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	CPDT	Carport - Detached	20x10x10		Formed Metal	200
	Qual	3	Cond 3	Year 2012	Eff Age 14	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
Base Cost (9.19 x 200)		1,838		1,838	1,029	809
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	SHDS	Yard Shed - Wood	18x12x8		Composition Shingle	216
	Qual	3	Cond 3	Year 2012	Eff Age 14	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (19.79 x 216)		4,275		4,275	2,095	2,180
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	UTIL	Utility Building Pool	60x30x10		Formed Metal	1,800
	Qual	3	Cond 3	Year 2012	Eff Age 14	
				0		
				0		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
Base Cost (23.89 x 1,800)		43,002		43,002	13,331	29,671
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	SHDS	Yard Shed - Metal	24x16x8		Composition Shingle	384
	Qual	3	Cond 3	Year 2006	Eff Age 20	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (18.15 x 384)		6,970		6,970	4,112	2,858
 <small>0000-28-26N-25W-3-002-00 4/25/2012 ACCT: #1826</small>	SHDS	Yard Shed - Metal	8x8x8		Formed Metal	64
	Qual	3	Cond 3	Year 2006	Eff Age 20	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (28.41 x 64)		1,818		1,818	1,073	745



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	12x8x8		Galvanized Metal	96	
	Qual	3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
		Base Cost (22.92 x 96)	2,200		2,200	1,298	902
	SHDS	Yard Shed - Metal	21x13x8		Formed Metal	273	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (19.23 x 273)	5,250		5,250	3,203	2,047
	SPLG	Swimming Pool - In Ground	54x24x12			1,296	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
		Base Cost (38.12 x 1,296)	49,404		49,404	39,029	10,375
	UTIL	Utility Building	30x40x10		Formed Metal	1,200	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (26.24 x 1,200)	31,488		31,488	21,727	9,761
	PACN	Paving - Concrete Driveway	40x38x0			1,520	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.00 x 1,520)	6,080		6,080	4,864	1,216
	PACN	Paving - Concrete Sidewalk	60x3x0			180	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.92 x 180)	1,066		1,066	853	213
	PACN	Paving - Concrete Shed	23x4x0			92	
	Qual	3	Cond 3	Year 1975	Eff Age 51		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.18 x 92)	661		661	529	132