



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300001833 Parcel ID 0000-28-26N-25W-3-009-00 Cadastral ID 0000-26N-25W-28-3-009-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25831 4C L&C, LLC 161191 EW 21 ROAD LAVERNE OK 73848- Parcel Location Situs 01110 S COLORADO Subdivision Lot/Block / Parcel Size 6.71 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-28-26N-25W-3-009-00 4/25/2022 ACCT. #1833</p> <p>HOUSE 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.71003032 -99.90533622 SEC.28-26-25 TRACT IN SE4SW4 BOOK 792 PAGE 718																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.71 Topography Street Access Utilities Amenities Method Acre Base Lot Value 6.71 x 1,383.46 = 9,283 Factor Value Adjustments Lot Value 9,283		 <p>0000-28-26N-25W-3-009-00 4/25/2022 ACCT. #1833</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
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	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	2,094 Total
Garage Type	918 Built-In Garage
Remodel	
Year/Eff Age	1970 / 45

HOUSE 4/26/2022

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	179,774		
Lot Value	9,283		
Indicated Value	189,057	90.29	Per SqFt
Agland Value			
Site Improvements	20,551		
Total Value	209,608	100.10	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	96.36	Total Misc Impr	+ 18,994
Roofing Adj	+ 5.02	Garage Cost	+ 30,307
Subfloor Adj	+ 0.00	Total RCN	= 359,548
Heat/Cool Adj	+ 13.89	Depreciation (50%)	- 179,774
Plumbing Adj	+ 8.84	Lump Sums	+ 0
Basement Adj	+ 24.05	RCNLD	= 179,774
Adj Base Cost	= 148.16	Lot Value	+ 9,283
Total Area	x 2,094	Indicated Value	= 189,057
Adjusted Cost	= 310,247	Value Per SqFt	90.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1970	1	6,170.47		6,170
RSPC	Raised Slab Porch - Covered	825	17x6	1980	102	49.47		5,046
PATC	Patio - Covered	826	484	1985	484	16.07		7,778



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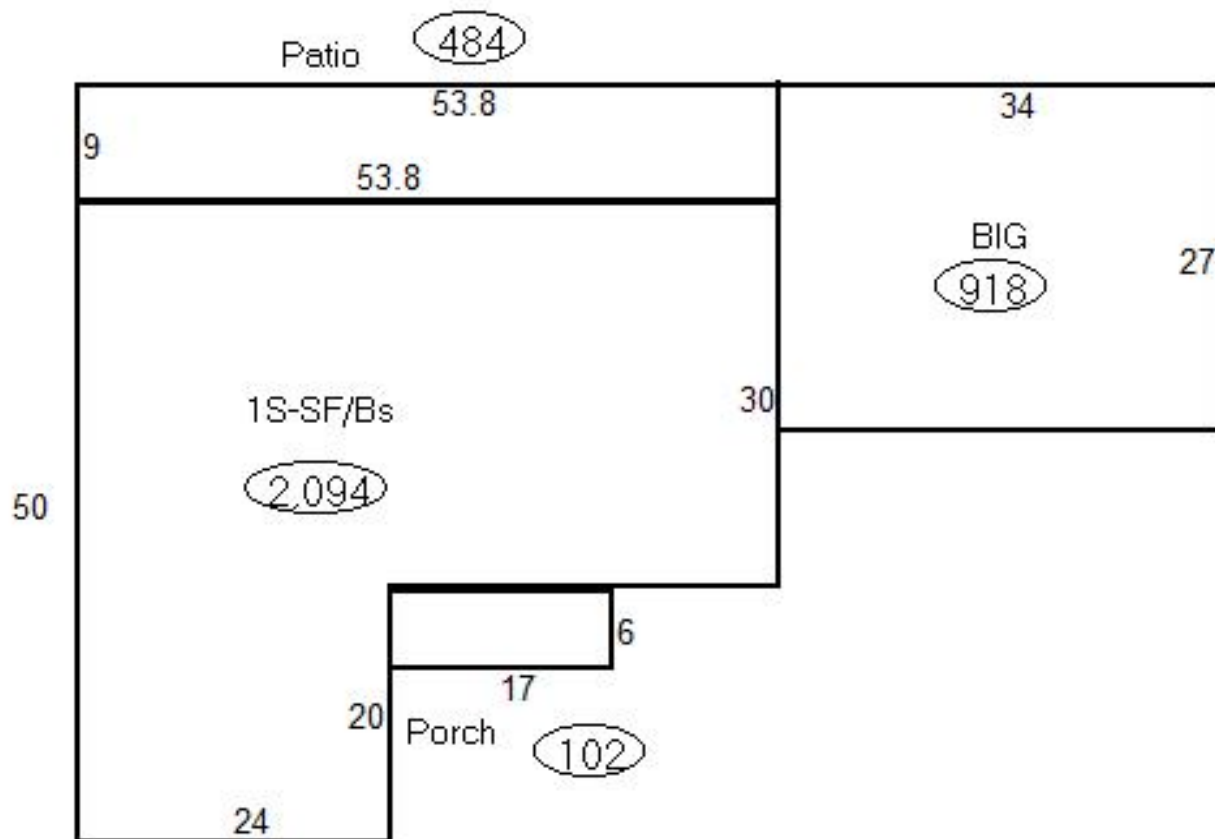
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	102	1.000	102
2	M	PATC		20	Patio	484	1.000	484
3	G	8		20	BIG	918	1.000	918
4	R	1	Basement	20	1S-SF/Bs	2,094	1.000	2,094
Total Building Area						2,094		2,094



Harper



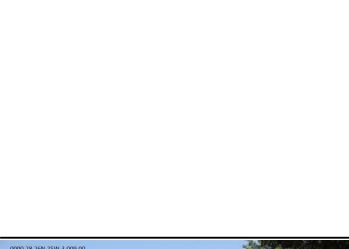


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PAVA	Paving - Asphalt Driveway	166x50x0	Paved-Asphalt		8,300	
	Qual	4	Cond 4	Year 2010	Eff Age 13		
				0			
				0			
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.98 x 8,300)		24,734		24,734	19,787	4,947
		GBST	Grain Bin 1500 BU HB	0x0x0			1,500
		Qual	3	Cond 3	Year 1990	Eff Age 36	
					0		
				0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (1.62 x 1,500)		2,430		2,430	1,944	486	
		BNV	Utility Building/ MOVED TO #1828 2025	120x51x14		Formed Metal	6,120
		Qual	3	Cond 3	Year 1985	Eff Age	
					0		
					0		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x 6,120)						
		UTIL	Utility Building West of House	40x40x14		Formed Metal	1,600
		Qual	3	Cond 3	Year 1985	Eff Age 41	
		Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (25.28 x 1,600)		40,448		40,448	26,291	14,157	
		PACN	Paving - Concrete Sidewalk	0x0x0			550
		Qual	3	Cond 3	Year 1970	Eff Age 56	
					0		
					0		
					0		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 550)		2,283		2,283	1,826	457
		PACN	Paving - Concrete Shed	16x11x0			176
		Qual	3	Cond 3	Year 1970	Eff Age 56	
					0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (5.98 x 176)		1,052		1,052	842	210	
		PACN	Paving - Concrete Shed	22x16x0			352
		Qual	3	Cond 3	Year 1970	Eff Age 56	
					0		
					0		
					0		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.18 x 352)		1,471		1,471	1,177	294