



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 300001835 Parcel ID 0000-28-26N-25W-3-011-00 Cadastral ID 0000-26N-25W-28-3-011-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13152 CAMPBELL, CHRISTOPHER M. & BRITTNEY C. CAMPBELL 436 GOLF COURSE RD LAVERNE OK 73848-0000 Parcel Location Situs 00530 22 RD E Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-28-26N-25W-3-011-00 4/25/2022 ACCT. #1835</p> <p>1 4/26/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.70999441 -99.90636699 SEC.28-26-25 TRACT IN SE4SW4 BOOK 693 PAGE 312																																																																																																																								
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.00 x 1,812.50 = 7,250 Factor Value Adjustments Lot Value 7,250		<p>0000-28-26N-25W-3-011-00 4/25/2022 ACCT. #1835</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	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished
Remodel	UPDATED -
Year/Eff Age	1978 / 24



1 4/26/2022

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	98.96	Total Misc Impr	+ 30,649
Roofing Adj	+ 5.12	Garage Cost	+ 29,756
Subfloor Adj	+ -3.95	Total RCN	= 243,694
Heat/Cool Adj	+ 13.89	Depreciation (29%)	- 70,671
Plumbing Adj	+ 9.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,023
Adj Base Cost	= 123.51	Lot Value	+ 7,250
Total Area	x 1,484	Indicated Value	= 180,273
Adjusted Cost	= 183,289	Value Per SqFt	121.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,023		
Lot Value	7,250		
Indicated Value	180,273	121.48	Per SqFt
Agland Value			
Site Improvements	19,643		
Total Value	199,916	134.71	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	6,170.47		6,170
EPSW	Enclosed Porch - Solid Wall	832	30x6		180	72.51		13,052
WODO	Wood Deck - Open	833	632	2017	632	18.08		11,427



Harper

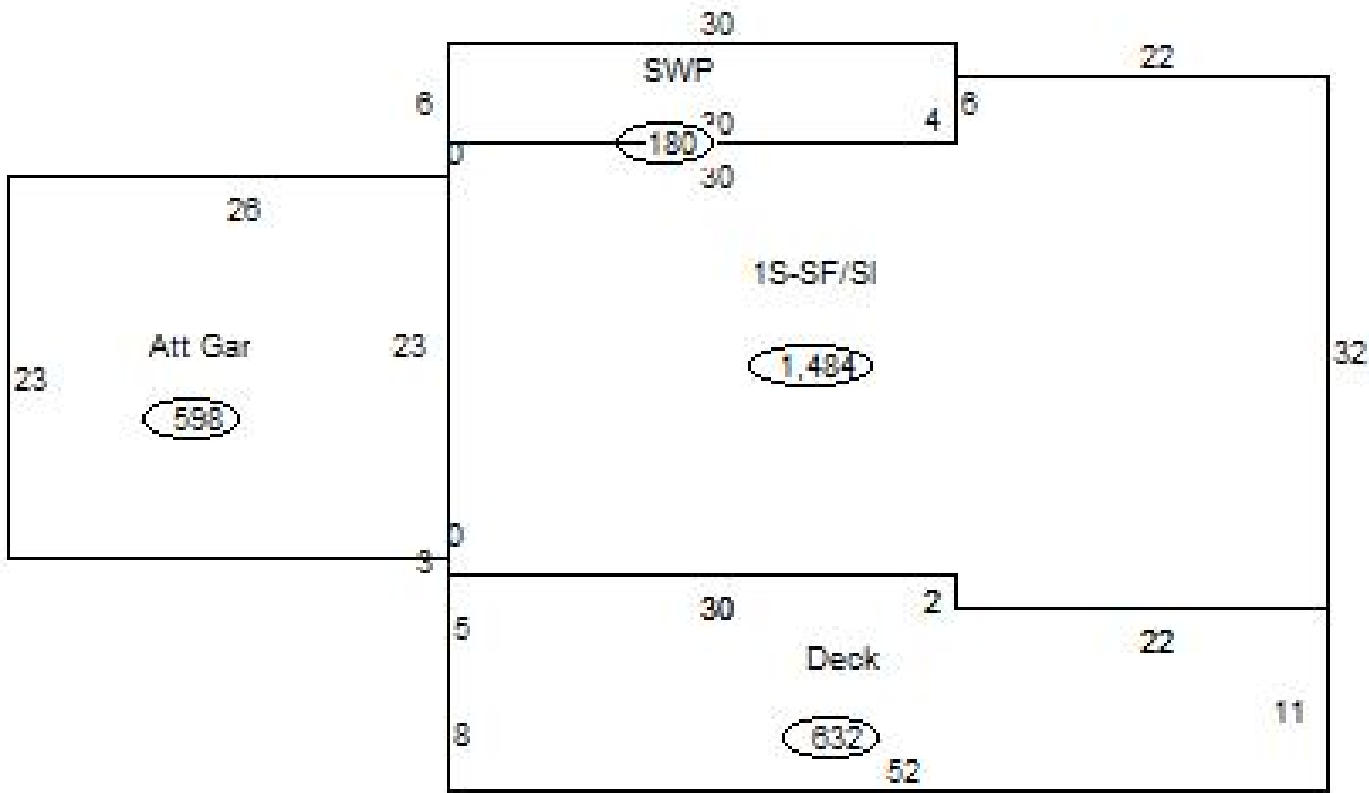
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Sketch Image

300001835



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,484	1.000	1,484
2	G	1		20	Att Gar	598	1.000	598
3	M	EPSW		20	SWP	180	1.000	180
4	M	WODO		20	Deck	632	1.000	632
Total Building Area						1,484		1,484



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	Carport - Detached	20x15x10		Formed Metal	300		
	Qual	3	Cond	3	Year	2023	Eff Age	3
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD		
Base Cost (9.19 x 300)		2,757		2,757		524	2,233	
	SHDS	Yard Shed - Metal	12x10x8		Galvanized Metal	120		
	Qual	3	Cond	3	Year	2005	Eff Age	21
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD		
Base Cost (21.43 x 120)		2,572		2,572		1,569	1,003	
	SHDS	Shed - Small	14x12x8		Composition Shingle	168		
	Qual	3	Cond	3	Year	2005	Eff Age	21
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD		
Base Cost (20.73 x 168)		3,483		3,483		2,125	1,358	
	UTIL	Utility Building	30x24x10		Concrete	Formed Metal	720	
	Qual	4	Cond	4	Year	2003	Eff Age	18
Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD		
Base Cost (31.46 x 720)		22,651		22,651		9,740	12,911	
	PAVA	Paving - Asphalt	0x0x0				3,480	
	Qual	3	Cond	3	Year	2003	Eff Age	23
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (2.64 x 3,480)		9,187		9,187		7,350	1,837	
	PACN	Paving - Concrete Garage	20x18x0				360	
	Qual	3	Cond	3	Year	1978	Eff Age	48
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.18 x 360)		1,505		1,505		1,204	301	