



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:16:56
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Assessment Data					Primary Image																																																																																																																				
Account 300001837 Parcel ID 0000-28-26N-25W-3-013-00 Cadastral ID 0000-26N-25W-28-3-013-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25873 CROCKER FAMILY LIVING TRUST (THE) TRUSTEES: CHRIS G. CROCKER & PAMELA D. CROCKER P.O. BOX 331 LAVERNE OK 73848-																																																																																																																									
Parcel Location Situs 00887 TRANSPORT RD. Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71415182 -99.90786261 SEC.28-26-25 5 ACRE TR. SW4 BOOK 487 PAGE 048					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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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,145 / 2,145
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,145
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	870 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 31

1	4/26/2022
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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		

Cost Approach		Manual :	
Base Cost	84.45	Total Misc Impr	+ 9,078
Roofing Adj	+ 3.69	Garage Cost	+ 22,075
Subfloor Adj	+ -1.84	Total RCN	= 249,149
Heat/Cool Adj	+ 10.77	Depreciation (39%)	- 97,168
Plumbing Adj	+ 4.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,981
Adj Base Cost	= 101.63	Lot Value	+ 8,000
Total Area	x 2,145	Indicated Value	= 159,981
Adjusted Cost	= 217,996	Value Per SqFt	74.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,981		
Lot Value	8,000		
Indicated Value	159,981	74.58	Per SqFt
Agland Value			
Site Improvements	31,458		
Total Value	191,439	89.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Covered Patio	835	30x12		360	12.99		4,676
RSPC	Raised Slab Porch - Covered	838	11x10		110	40.02		4,402



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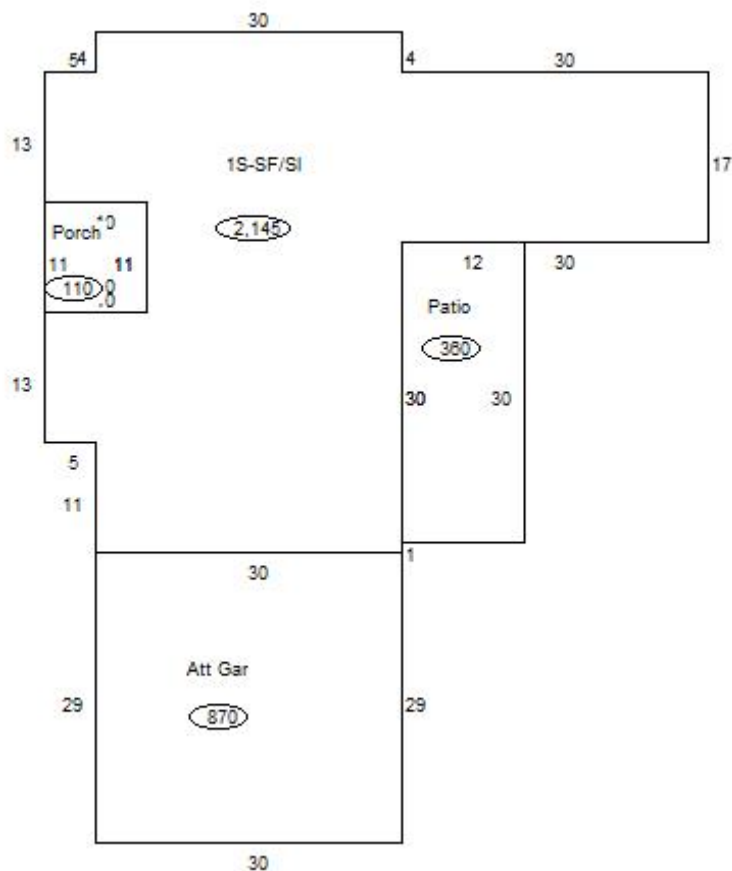
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Sketch Image

300001837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	360	1.000	360
2	G	1		20	Att Gar	870	1.000	870
3	R	1	Slab	20	1S-SF/Sl	2,145	1.000	2,145
4	M	RSPC		20	Porch	110	1.000	110
Total Building Area						2,145		2,145



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	60x30x8		Composition Shingle	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 (23.02 x 1,800)		41,436		41,436		12,845	28,591	
	SHDS	Yard Shed - Wood	18x12x8		Composition Shingle	216		
	Qual	3	Cond	3	Year	2005	Eff Age	21
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD	
	Base Cost (19.79 x 216)		4,275		4,275		2,608	1,667
	PACN	Paving - Concrete Driveway	50x30x0			1,500		
	Qual	3	Cond	3	Year	1995	Eff Age	31
						0		
						0		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD		
Base Cost (4.00 x 1,500)		6,000		6,000		4,800	1,200	