



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 300001838 Parcel ID 0000-28-26N-25W-3-014-00 Cadastral ID 0000-26N-25W-28-3-014-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24902 OHAIR, SONNY J. & JULIE OHAIR 783 SW TRANSPORT RD LAVERNE OK 73848- Parcel Location Situs 00877 TRANSPORT RD. Subdivision Lot/Block / Parcel Size 8.25 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>House 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70839409 -99.89880736 SEC 28-26-25 8.25 ACRE TR IN SW4																																																																																																																									
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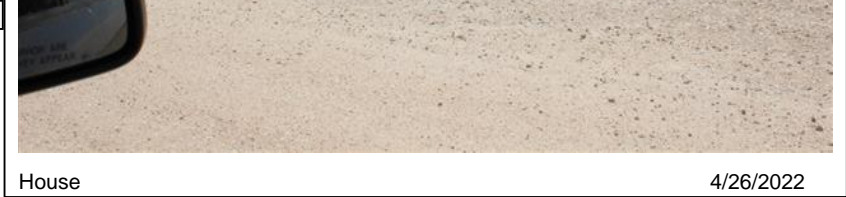
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 8.25 Topography Street Access Utilities Amenities Method Acre Base Lot Value 8.25 x 1,265.21 = 10,438 Factor Value Adjustments Lot Value 10,438		<p>0000-28-26N-25W-3-014-00 4/25/2022 ACCT. #1838</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,737 / 4,379
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,737
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	957 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 7



House 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

Value Reconciliation
Selected Approach Cost Approach
Improvements 372,828
Lot Value 10,438
Indicated Value 383,266 87.52 Per SqFt
Agland Value
Site Improvements 119,580
Total Value 502,846 114.83 Total Value Per SqFt

Cost Approach				Manual :			
Base Cost	69.22	Total Misc Impr	+ 7,897				
Roofing Adj	+ 2.25	Garage Cost	+ 24,281				
Subfloor Adj	+ -1.06	Total RCN	= 400,890				
Heat/Cool Adj	+ 10.77	Depreciation (7%)	- 28,062				
Plumbing Adj	+ 3.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 372,828				
Adj Base Cost	= 84.20	Lot Value	+ 10,438				
Total Area	x 4,379	Indicated Value	= 383,266				
Adjusted Cost	= 368,712	Value Per SqFt	87.52				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	843	421		421	12.83		5,401
RSPC	Raised Slab Porch - Covered	844	62		62	40.25		2,496



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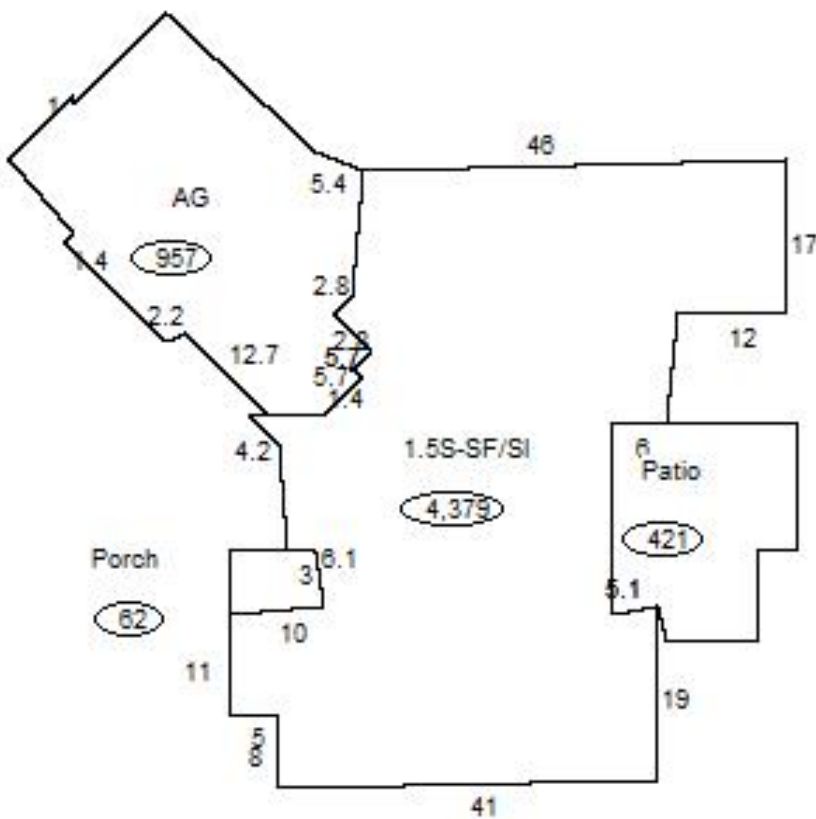
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Sketch Image

300001838



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	30	1.5S-SF/SI	2,737	1.600	4,379
2	G	1		30	AG	957	1.000	957
3	M	PATC		30	Patio	421	1.000	421
4	M	RSPC		30	Porch	62	1.000	62
Total Building Area						2,737		4,379



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	85x50x18		Formed Metal	4,250
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (23.03 x 4,250)		97,878		97,878	12,724	85,154
	LNT0	Lean To - Attached	80x15x10		Formed Metal	1,200
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
Base Cost (5.76 x 1,200)		6,912		6,912	2,834	4,078
	UTIL	Utility Building	40x16x12		Formed Metal	640
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (27.51 x 640)		17,606		17,606	2,289	15,317
	PACN	Paving - Concrete / Under Awning	65x30x0			1,950
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
Base Cost (3.93 x 1,950)		7,664		7,664	2,912	4,752
	ASC	Awing/Shelter/Carport	65x30x14		Formed Metal	1,950
	Qual 3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (3.88 x 1,950)		7,566		7,566	1,513	6,053
	PACN	Paving - Concrete / Equipment Shed Pav	80x12x0			960
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
Base Cost (4.09 x 960)		3,926		3,926	1,492	2,434
	PACN	Paving - Concrete / House Driveway	35x20x0			700
	Qual 3	Cond 3	Year 2019	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD
Base Cost (4.13 x 700)		2,891		2,891	1,099	1,792