



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300001848 <b>Parcel ID</b> 0000-28-26N-25W-4-009-00 <b>Cadastral ID</b> 0000-26N-25W-28-4-009-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 13160 SCHMITZ, STEVEN R. AND CAROL R. SCHMITZ  805 S. BROADWAY LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00805 S BROADWAY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.4 - Acres <b>Sec/Twn/Rng</b> 28 / 26 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.69557547 -99.89049252 SEC. 28-26N-25W TRACT IN E2SE4 (E OF HWY) BOOK 578 PAGE 216										<b>Building Permits</b> <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 colspan="5"> </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 1.4 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.40 x 3,785.71 = 5,300 Factor Value Adjustments Lot Value 5,300		 <p>0000-28-26N-25W-4-009-00 07/13/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,299 / 2,299
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,299
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	622 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 18

HOUSE 7/14/2022

### 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	209,337		
Lot Value	5,300		
Indicated Value	214,637	93.36	Per SqFt
Agland Value			
Site Improvements	3,347		
Total Value	217,984	94.82	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.80	Total Misc Impr	+ 8,167
Roofing Adj	+ 3.71	Garage Cost	+ 16,109
Subfloor Adj	+ -1.76	Total RCN	= 261,671
Heat/Cool Adj	+ 10.77	Depreciation ( 20%)	- 52,334
Plumbing Adj	+ 5.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,337
Adj Base Cost	= 103.26	Lot Value	+ 5,300
Total Area	x 2,299	Indicated Value	= 214,637
Adjusted Cost	= 237,395	Value Per SqFt	93.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	862	30x8		240	22.30		5,352
RSPC	Raised Slab Porch - Covered	864	14x5		70	40.21		2,815



Harper

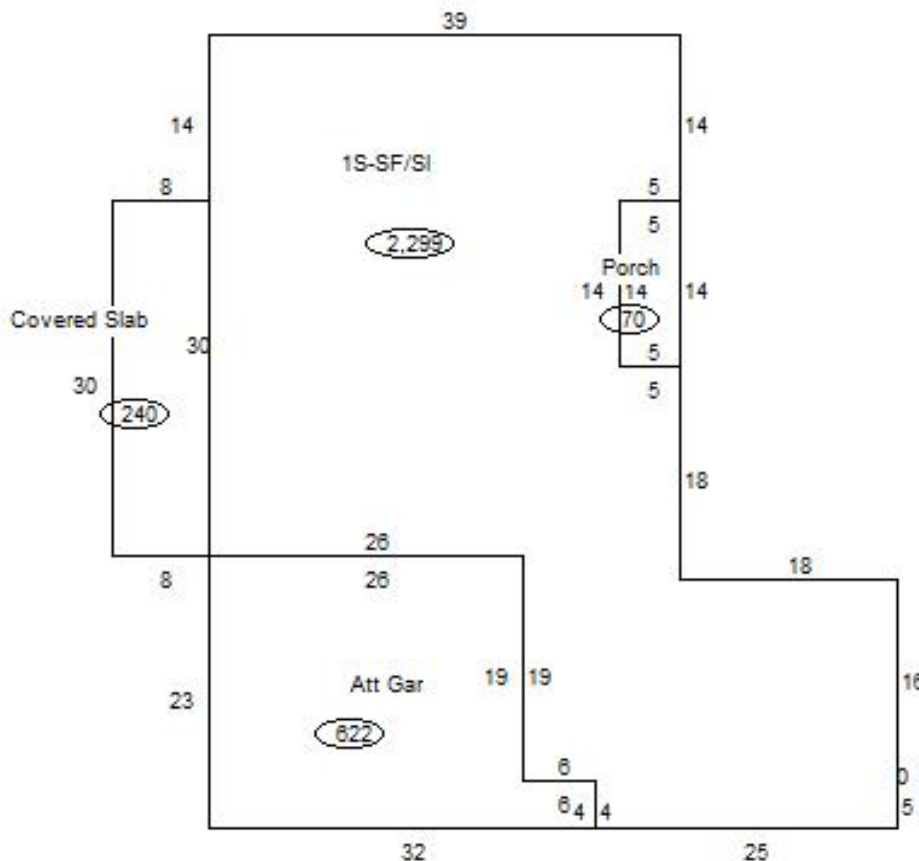
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Sketch Image

300001848



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,299	1.000	2,299
2	M	PRCH		20	Covered Slab	240	1.000	240
3	G	1		20	Att Gar	622	1.000	622
4	M	RSPC		20	Porch	70	1.000	70
<b>Total Building Area</b>						2,299		2,299



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100
	Qual	3	Cond 3	Year 2008	Eff Age 18	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.13 x 100)		2,413		2,413	1,351	1,062
	LOAF	Loafing Shed	12x10x8		Formed Metal	120
	Qual	3	Cond 3	Year 2005	Eff Age 21	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.06 x 120)		727		727	443	284
	PACN	Paving - Concrete	0x0x0			1,826
	Qual	3	Cond 3	Year 2003	Eff Age 23	
				0		
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.95 x 1,826)		7,213		7,213	5,770	1,443
	PACN	Paving - Concrete	0x0x0			676
	Qual	3	Cond 3	Year 2003	Eff Age 23	
				0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.13 x 676)		2,792		2,792	2,234	558