



# 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> 300001849 <b>Parcel ID</b> 0000-29-26N-25W-1-001-00 <b>Cadastral ID</b> 0000-26N-25W-29-1-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 24323 MCLAURINE, PATRECE, ETAL  PO BOX 802 LAVERNE, OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00214 TRANSPORT RD. <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 29 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>0000-29-26N-25W-1-001-00_003.JPG 7/14/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70556564 -99.90563379 SEC.29-26-25 NE4 BOOK 556 PAGE 011																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-29-26N-25W-1-001-00 07/13/22</p> <p>0000-29-26N-25W-1-001-00_003.JPG 7/14/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.6 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1943 / 90

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	83.21	Total Misc Impr	+ 9,458
Roofing Adj	+ 4.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 153,397
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 122,718
Plumbing Adj	+ 4.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 30,679
Adj Base Cost	= 93.71	Lot Value	+ 5,000
Total Area	x 1,536	Indicated Value	= 35,679
Adjusted Cost	= 143,939	Value Per SqFt	23.23

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	30,679	
Lot Value	5,000	
Indicated Value	35,679	23.23 Per SqFt
Agland Value	33,224	
Site Improvements	14,812	
Total Value	83,715	54.50 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	865	30x8		240	39.41	9,458



Harper

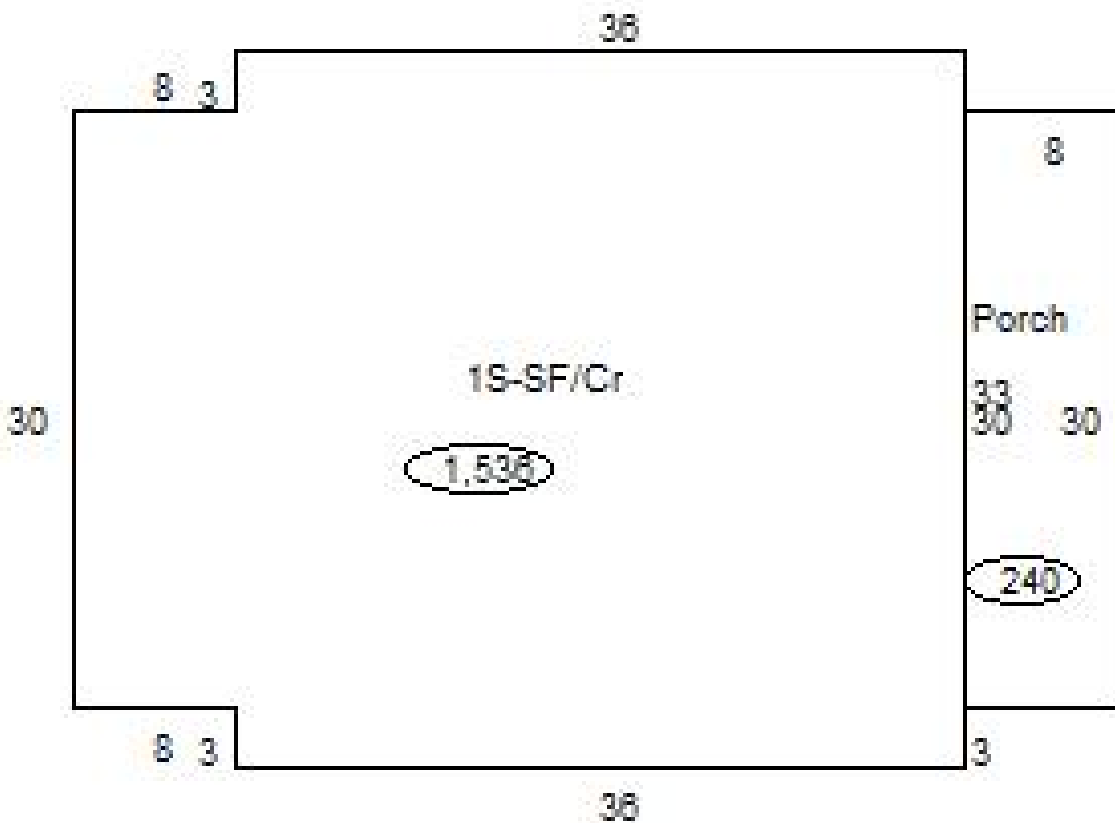
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Sketch Image

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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	240	1.000	240
2	R	1	Crawl	20	1S-SF/Cr	1,536	1.000	1,536
<b>Total Building Area</b>						1,536		1,536



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x28x12	Concrete	Formed Metal	1,680
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b> Base Cost (24.64 x 1,680) 41,395		<b>Modifier Total</b> 0 0	<b>RCN</b> 41,395	<b>Depr (65% Phys/ % Func)</b> 26,907	<b>RCNLD</b> 14,488
	GBST	Grain Bin - Storage 1,000 BU	0x0x0			1,000
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	<b>Valuation Summary</b> Base Cost (1.62 x 1,000) 1,620		<b>Modifier Total</b> 0 0	<b>RCN</b> 1,620	<b>Depr (80% Phys/ % Func)</b> 1,296	<b>RCNLD</b> 324



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LC	LINCOLN SOILS	CR	23			1.480	117	117	173	173
LC	LINCOLN SOILS	NP	23			17.401	74	74	1,281	1,281
PA	PRATT BILLOWY	CR	48			67.683	244	244	16,536	16,536
PA	PRATT BILLOWY	NP	48			47.837	154	154	7,348	7,348
PD	PRATT LOAMY HUMMOCKY	NP	31			1.656	99	99	164	164
SC	SPUR CLAY LOAM	CR	70			9.331	356	356	3,325	3,325
SC	SPUR CLAY LOAM	NP	70			.718	224	224	161	161
SD	SPUR LOAM	CR	70			10.185	356	356	3,629	3,629
SD	SPUR LOAM	NP	70			2.709	224	224	607	607
<b>NP Totals</b>						159.000			33,224	33,224
<b>Total Agland</b>						159.000			33,224	33,224