



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 300001869 Parcel ID 0000-32-26N-25W-3-001-00 Cadastral ID 0000-26N-25W-32-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12616 NINE, JERRY 2286 N 174 RD LAVERNE OK 73848- Parcel Location Situs 02286 N 174 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 32 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-32-26N-25W-3-001-00 07/13/22</p> <p>FRONT OF HOUSE 7/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70591940 -99.92310039																																																																																																																									
SEC. 32-26-25 SW4					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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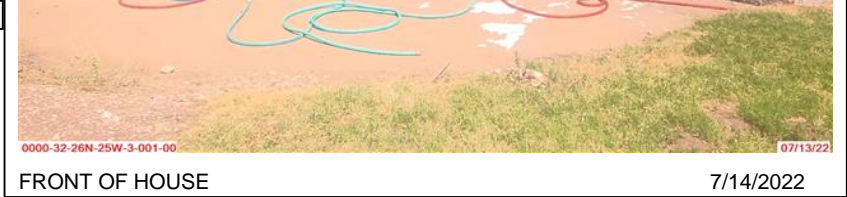
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		<p>0000-32-26N-25W-3-001-00 07/13/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	5,022 / 9,422
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	73
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,350 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	1980 / 42



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	69.63	Total Misc Impr	+ 13,794
Roofing Adj	+ 2.18	Garage Cost	+ 29,227
Subfloor Adj	+ -0.01	Total RCN	= 830,794
Heat/Cool Adj	+ 10.77	Depreciation (48%)	- 398,781
Plumbing Adj	+ 1.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 432,013
Adj Base Cost	= 83.61	Lot Value	+ 5,000
Total Area	x 9,422	Indicated Value	= 437,013
Adjusted Cost	= 787,773	Value Per SqFt	46.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	432,013		
Lot Value	5,000		
Indicated Value	437,013	46.38	Per SqFt
Agland Value	25,473		
Site Improvements	27,373		
Total Value	489,859	51.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	877	25x3		75	40.19		3,014
BALW	Balcony - Wood	881	50x8		400	23.92		9,568
RSPC	Raised Slab Porch - Covered	883	30		30	40.40		1,212



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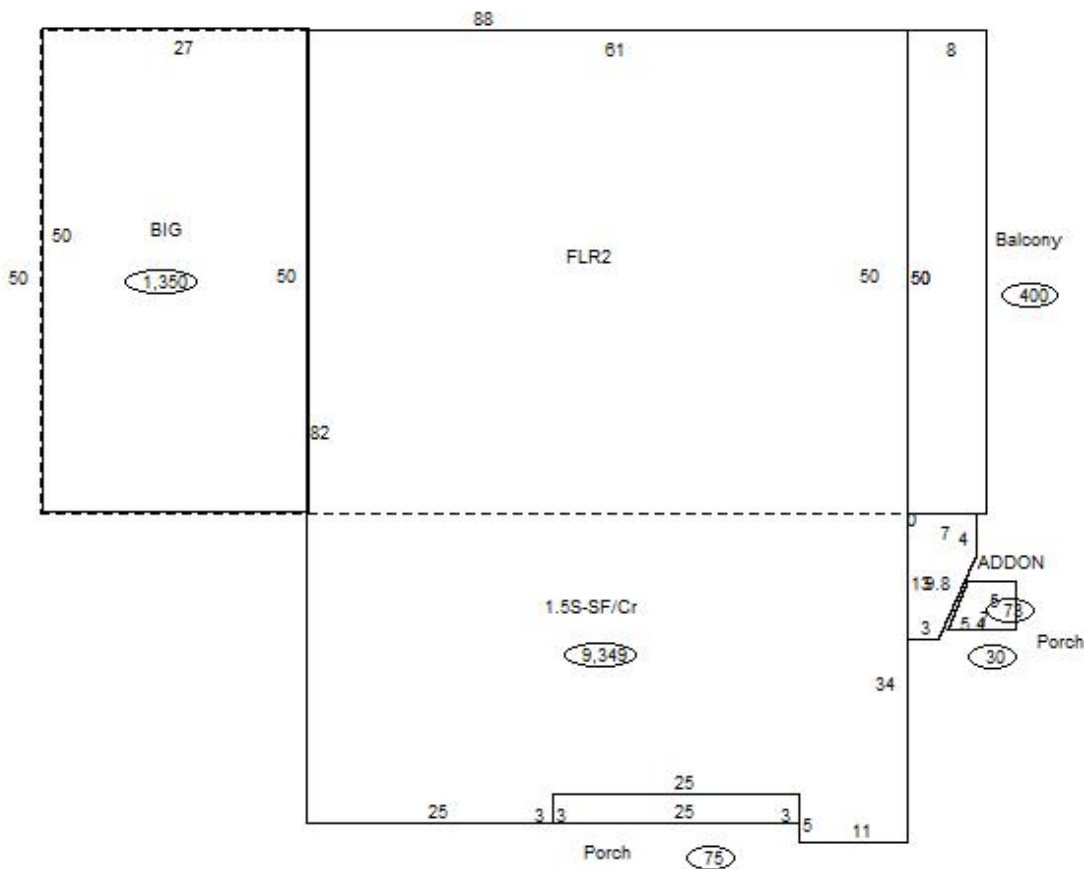
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Sketch Image

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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	75	1.000	75
2	R	1	Slab	20	ADDON	73	1.000	73
3	G	8		20	BIG	1,350	1.000	1,350
4	U	^UL		20	FLR2	4,400	1.000	4,400
5	M	BALW		20	Balcony	400	1.000	400
6	R	5	Crawl	20	1.5S-SF/Cr	4,949	1.889	9,349
7	M	RSPC		20	Porch	30	1.000	30
Total Building Area						5,022		9,422



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GENR	Generator - Residential Standby	0x0x0			1	
	Qual	5	Cond 5	Year 2022	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
		Base Cost (3,974.60 x 1)	3,975		3,975	477	3,498
	BFT1	Bulk Feed Tank - Single 30 TON	0x0x0			30	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 30)	7,087		7,087	2,622	4,465
	BFT1	Bulk Feed Tank - Single 25 TON	0x0x0			25	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
		Base Cost (236.24 x 25)	5,906		5,906	4,193	1,713
	SHDS	Shed - Small	25x25x8		Galvanized Metal	625	
	Qual	2	Cond 2	Year 1990	Eff Age 43		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (13.52 x 625)	8,450		8,450	6,760	1,690
	UTIL	Utility Building	50x40x12		Dirt Formed Metal	2,000	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (19.56 x 2,000)	39,120		39,120	26,993	12,127
	HAYS	Open Face Shed	6x24x8		Galvanized Metal	144	
	Qual	1	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.98 x 144)	861		861	689	172
	SHDS	Yard Shed - Metal	20x24x6		Galvanized Metal	480	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (16.46 x 480)	7,901		7,901	6,321	1,580



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete	80x35x0			2,800		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (3.80 x 2,800)	10,640		10,640	8,512	2,128	



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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
DB	DALHART 3-5%	NP	42			.084	134	134	11	11
LC	LINCOLN SOILS	CR	23			8.996	117	117	1,053	1,053
MA	MANSIC CLAY 0-1%	CR	51			2.082	260	260	540	540
ME	MANSKER LOAM 3-5%	NP	31			.027	99	99	3	3
PA	PRATT BILLOWY	NP	48			9.721	154	154	1,493	1,493
PA	PRATT BILLOWY	CR	48			47.283	244	244	11,552	11,552
PC	PRATT LOAMY BILLOWY	NP	37			24.833	118	118	2,940	2,940
PC	PRATT LOAMY BILLOWY	CR	37			11.896	188	188	2,240	2,240
PD	PRATT LOAMY HUMMOCKY	NP	31			49.359	99	99	4,896	4,896
PD	PRATT LOAMY HUMMOCKY	CR	31			4.720	158	158	745	745
CR Totals						159.000			25,473	25,473
Total Agland						159.000			25,473	25,473