



# 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> 300001881 <b>Parcel ID</b> 0000-34-26N-25W-1-005-00 <b>Cadastral ID</b> 0000-26N-25W-34-1-005-00 <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> 24275 DRAKE, BARBY JOAN  17670 E COUNTY ROAD 22 LAVERNE, OK 73848-  <b>Parcel Location</b> <b>Situs</b> 17670 22 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.5 - Acres <b>Sec/Twn/Rng</b> 34 / 26 / 25 / 1 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																								
<b>Legal Description</b> Lat/Long: 36.61231598 -99.39003849 SEC.34-26-25 TRACT IN NE4 8.50 ACRES																																																																																																																								
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 8.5 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 8.50 x 1,250.00 = 10,625 Factor Value Adjustments Lot Value 10,625		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Masonry, Brick/Stoi
Base/Total Area	2,424 / 2,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 / 0.5
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	7/19/2022
-------	-----------

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	75.81	Total Misc Impr	+ 13,741
Roofing Adj	+ 2.82	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 237,403
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 189,922
Plumbing Adj	+ 2.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,481
Adj Base Cost	= 92.27	Lot Value	+ 10,625
Total Area	x 2,424	Indicated Value	= 58,106
Adjusted Cost	= 223,662	Value Per SqFt	23.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,481		
Lot Value	10,625		
Indicated Value	58,106	23.97	Per SqFt
Agland Value			
Site Improvements	71,854		
Total Value	129,960	53.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8558	32x14		448	25.28		11,325
RSPC	Raised Slab Porch - Covered	8559	10x6		60	40.26		2,416



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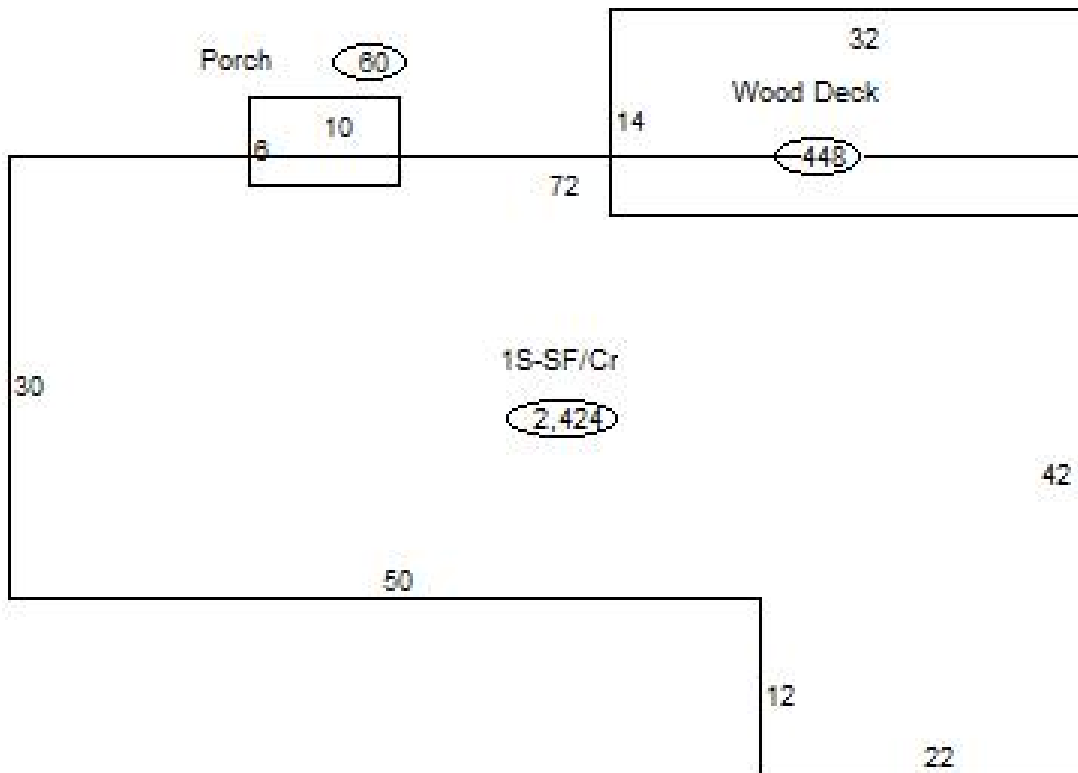
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,424	1.000	2,424
2	M	WODC		20	Wood Deck	448	1.000	448
3	M	RSPC		20	Porch	60	1.000	60
<b>Total Building Area</b>						2,424		2,424



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	55x50x10	Concrete	Formed Metal	2,750
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.62 x 2,750)	59,455		59,455	29,728	29,727
	CPAT	Carport - Attached / EQ. SHED	25x15x8		Formed Metal	375
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.76 x 375)	3,285		3,285	2,332	953
	CPDT	Carport - Detached / EQ. SHED	35x25x8		Formed Metal	875
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 875)	6,948		6,948	4,933	2,015
	PACN	Paving - Concrete / BACK DRIVEWAY	60x35x0			2,100
	Qual	2	Cond 2	Year 2005	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.49 x 2,100)	7,329		7,329	5,863	1,466
	UTIL	Utility Building	70x40x8		Formed Metal	2,800
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.52 x 2,800)	60,256		60,256	30,128	30,128
	CPDT	Carport - Detached/ FRONT	35x25x10		Formed Metal	875
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.30 x 875)	8,138		8,138	5,778	2,360
	PACN	Paving - Concrete / EAST UTILITY SHED	65x4x0			260
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.77 x 260)	1,240		1,240	992	248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / NORTH OF UTILITY SHE	52x4x0			208
	Qual 3	Cond 3	Year 2005	Eff Age	21	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.52 x 208)	1,148		1,148	918
	HAYS	Hay Shed Open Sides	35x15x6		Galvanized Metal	525
	Qual 1	Cond 1	Year 2000	Eff Age	36	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (76% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.33 x 525)	3,323		3,323	2,525
	LOAF	Loafing Shed	20x15x6		Formed Metal	300
	Qual 3	Cond 3	Year 2000	Eff Age	26	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.06 x 300)	1,818		1,818	1,273
	SHDS	Shed - Small	30x15x6		Galvanized Metal	450
	Qual 3	Cond 3	Year 2000	Eff Age	26	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.62 x 450)	7,479		7,479	5,235
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100
	Qual 2	Cond 2	Year 2000	Eff Age	31	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.47 x 100)	1,947		1,947	1,519
	PATO	Patio - Open / BACK OF HOUSE	20x15x0			300
	Qual 2	Cond 2	Year 2000	Eff Age	31	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.74 x 300)	2,022		2,022	1,597
	PACN	Paving - Concrete / SIDEWALK	25x4x0			100
	Qual 3	Cond 3	Year 1940	Eff Age	86	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.07 x 100)	707		707	566



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### Outbuildings/Site Improvements

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	PACN	Paving - Concrete/ SIDEWALK	26x4x0			104
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.01 x 104)	729		729	583 146