



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 300001882 Parcel ID 0000-34-26N-25W-1-006-00 Cadastral ID 0000-26N-25W-34-1-006-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13181 WALCHER, BILLY & ARLISS L. WALCHER, (TRUST) 17690 E 22 RD LAVERNE OK 73848-0000 Parcel Location Situs 17690 22 RD E Subdivision Lot/Block / Parcel Size 9.99 - Acres Sec/Twn/Rng 34 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.75009291 -99.98551539 SEC.34-26-25 TRACT IN N2NE4 BK 520 PG 432, BILLY WALCHER & ARLISS L.WALCHER, TRUSTEES OF THE WALCHER JOINT																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3 Topography Street Access Utilities Amenities Method Acre Base Lot Value 3.00 x 2,166.67 = 6,500 Factor Value Adjustments Lot Value 6,500		

Residential Data	
Type	1 Single Family Residence
Condition	2.95 - Fair
Quality	2.95 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	910 / 910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	364 Total, 364 Partition
Garage Type	
Remodel	
Year/Eff Age	1960 / 67

HOUSE	7/19/2022
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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	94.63	Total Misc Impr	+ 8,329
Roofing Adj	+ 4.50	Garage Cost	+
Subfloor Adj	+ 0.10	Total RCN	= 135,310
Heat/Cool Adj	+ 10.67	Depreciation (68%)	- 92,011
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 22.70	RCNLD	= 43,299
Adj Base Cost	= 139.54	Lot Value	+ 6,500
Total Area	x 910	Indicated Value	= 49,799
Adjusted Cost	= 126,981	Value Per SqFt	54.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,299		
Lot Value	6,500		
Indicated Value	49,799	54.72	Per SqFt
Agland Value	845		
Site Improvements	29,111		
Total Value	79,755	87.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	918	14x8		112	40.01		4,481
CPDT	Carport - Detached	919	20x20		400	9.62		3,848



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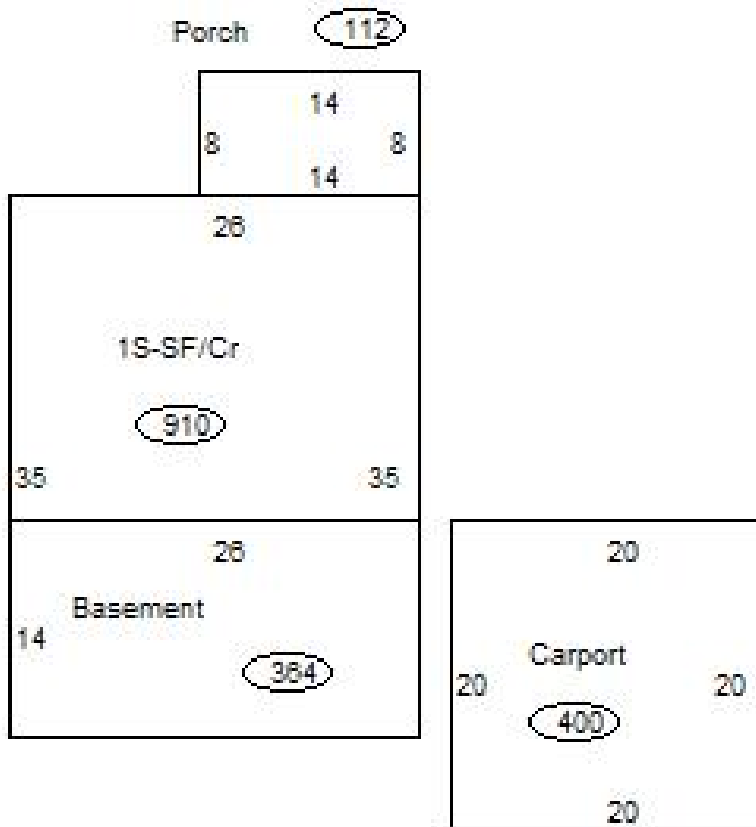
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Sketch Image

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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	112	1.000	112
2	M	CPDT		20	Carport	400	1.000	400
3	R	1	Crawl	20	1S-SF/Cr	910	1.000	910
4	B	1		20	Basement	364	1.000	364
Total Building Area						910		910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x12x6		Galvanized Metal	144
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (20.62 x 144)		2,969		2,969		594
				2,375		
	SHDS	Yard Shed - Metal	15x12x6		Galvanized Metal	180
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (19.86 x 180)		3,575		3,575		715
				2,860		
	UTIL	Utility Building	35x30x14	Concrete	Formed Metal	1,050
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (27.65 x 1,050)		29,033		29,033		11,033
				18,000		
	CPDT	Carport - Detached / EQUIPMENT SHED	30x12x10		Formed Metal	360
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (9.19 x 360)		3,308		3,308		662
				2,646		
	UTIL	Utility Building	40x30x14		Formed Metal	1,200
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
Base Cost (26.97 x 1,200)		32,364		32,364		12,298
				20,066		
	PACN	Paving - Concrete / DRIVEWAY BY EQ. SHED	65x50x0			3,250
	Qual 3	Cond 3	Year 1990	Eff Age	36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.77 x 3,250)		12,253		12,253		2,451
				9,802		
	SHDS	Shed - Small	20x15x6		Galvanized Metal	300
	Qual 1	Cond 1	Year 1980	Eff Age	64	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (13.06 x 300)		3,918		3,918		784
				3,134		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed / ATTACHED TO SHED	30x15x6		Galvanized Metal	450
	Qual 1	Cond 1	Year 1980	Eff Age 64		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.51 x 450) 2,030			2,030	1,624	406
	PACN	Paving - Concrete / SIDEWALK	25x5x0			125
	Qual 3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.71 x 125) 839			839	671	168



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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
PA	PRATT BILLOWY	NP	48			2.130	154	154	327	327
PC	PRATT LOAMY BILLOWY	NP	37			1.820	118	118	216	216
PD	PRATT LOAMY HUMMOCKY	NP	31			3.040	99	99	302	302
NP Totals						6.990			845	845
Total Agland						6.990			845	845