



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 06:31:59
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Assessment Data					Primary Image																																																																																																																				
Account 300002912 Parcel ID 0000-27-27N-25W-1-001-00 Cadastral ID 0000-27N-25W-27-1-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13625 VAUGHAN, TRAVIS R. & CATHERINE A. VAUGHAN P O BOX 992 LAVERNE OK 73848-0000 Parcel Location Situs 17656 15 RD E Subdivision Lot/Block / Parcel Size 2.82 - Acres Sec/Twn/Rng 27 / 27 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-27-27N-25W-1-001-00 07/28/22</p> <p>0000-27-27N-25W-1-001-00_006.JPG 7/29/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.61737793 -99.74969477 SEC. 27-27-25 TRACT IN N2NW4NE4 BOOK 596 PAGE 377																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.82 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.82 x 2,257.09 = 6,365 Factor Value Adjustments Lot Value 6,365		

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,176 / 1,764
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	840 Total, 840 Partition
Garage Type	672 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1936 / 72

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	76.93	Total Misc Impr	+ 25,342
Roofing Adj	+ 3.48	Garage Cost	+ 21,592
Subfloor Adj	+ 0.00	Total RCN	= 250,588
Heat/Cool Adj	+ 10.77	Depreciation (71%)	- 177,917
Plumbing Adj	+ 5.55	Lump Sums	+ 3,607
Basement Adj	+ 18.72	RCNLD	= 76,278
Adj Base Cost	= 115.45	Lot Value	+ 6,365
Total Area	x 1,764	Indicated Value	= 82,643
Adjusted Cost	= 203,654	Value Per SqFt	46.85

Value Reconciliation
Selected Approach Cost Approach Improvements 76,278 Lot Value 6,365 Indicated Value 82,643 46.85 Per SqFt Agland Value Site Improvements 19,117 Total Value 101,760 57.69 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	1 2st Msn Cls A	0		1	1	5,409.41		5,409
@N79.1	HOT TUB ENCLOSURE	0		6x8	48	79.10	5%	3,607
EPSW	Enclosed Porch - Solid Wall	1540		20x8	160	59.19		9,470
WODC	Wood Deck - Covered	1544		30x10	300	25.31		7,593
BALW	Balcony - Wood	1545		12x10	120	23.92		2,870



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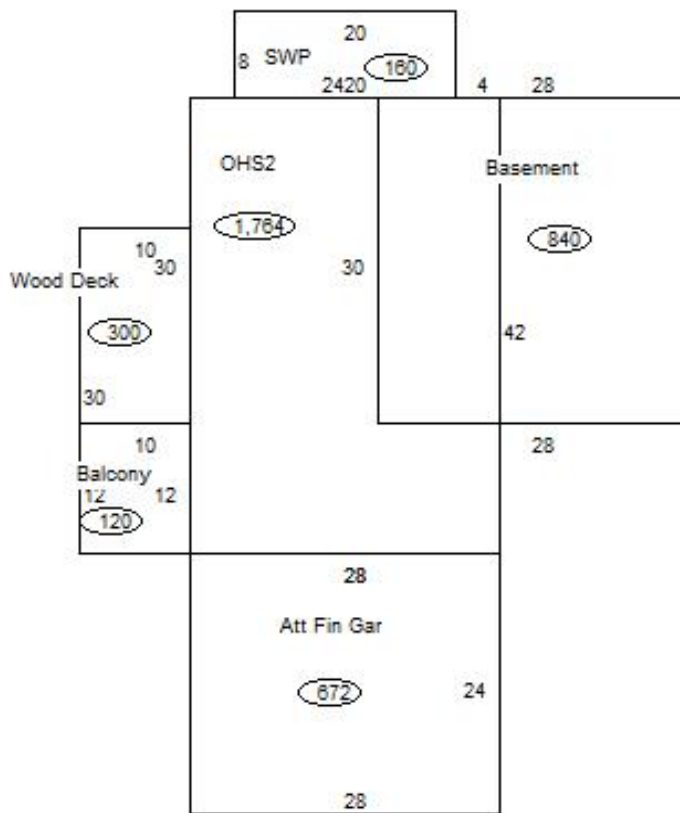
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	160	1.000	160
2	G	5		20	Att Fin Gar	672	1.000	672
3	R	5	Crawl	20	OHS2	1,176	1.500	1,764
4	B			20	Basement	840	1.000	840
5	M	WODC		20	Wood Deck	300	1.000	300
6	M	BALW		20	Balcony	120	1.000	120
Total Building Area						1,176		1,764



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	14x14x8		Formed Metal	196		
	Qual	3	Cond	3	Year	2023	Eff Age	3
	Warm & Cooled Air		Total Area	196			1,178	
				0			0	
				0			0	
Valuation Summary			Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD		
Base Cost (20.71 x 196)		4,059	1,178	5,237	733	4,504		
	WODO	Wood Deck - POOL	34x30x0			801		
	Qual	3	Cond	3	Year	2023	Eff Age	3
				0			0	
				0			0	
				0			0	
Valuation Summary			Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD		
Base Cost (14.40 x 801)		11,534		11,534	1,730	9,804		
	CKCP	Chicken Coop	8x4x5		Formed Metal	32		
	Qual	3	Cond	3	Year	2012	Eff Age	14
				0			0	
				0			0	
				0			0	
Valuation Summary			Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD		
Base Cost (5.39 x 32)		172		172	96	76		
	CPRV	Carport - Detached	26x18x8		Formed Metal	468		
	Qual	4	Cond	4	Year	2010	Eff Age	13
				0			0	
				0			0	
				0			0	
Valuation Summary			Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD		
Base Cost (12.75 x 468)		5,967		5,967	3,222	2,745		
	HAYS	Open Face Shed	10x20x0			200		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary			Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (9.58 x 200)		1,916		1,916	1,169	747	
		LOAF	Loafing Shed	64x16x8		Formed Metal	1,024	
Qual		3	Cond	3	Year	1985	Eff Age	41
			0			0		
			0			0		
			0			0		
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (6.06 x 1,024)		6,205		6,205	4,964	1,241		