



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:21
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Assessment Data					Primary Image																																																																																																																				
Account 300005779 Parcel ID 2001-00-022-009-0-001-00 Cadastral ID 2001-022-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25520 WALLIS, DAVID SPENCER 113 NW 4TH ST LAVERNE OK 73848- Parcel Location Situs 00515 SW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0009 / 0022 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-022-009-0-001-00_001.JPG 3/1/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70528427 -99.89592839 LAVERNE ORIG. BLOCK 22 LOTS 9-10 BOOK 781 PAGE 268 QCD																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	648 / 648
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	648
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1940 / 78



2001-00-022-009-0-001-00_001.JPG 3/1/2023

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	106.41	Total Misc Impr	+ 8,576
Roofing Adj	+ 4.96	Garage Cost	+ 8,576
Subfloor Adj	+ -2.36	Total RCN	= 86,699
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 65,024
Plumbing Adj	+ 9.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,675
Adj Base Cost	= 120.56	Lot Value	+ 2,800
Total Area	x 648	Indicated Value	= 24,475
Adjusted Cost	= 78,123	Value Per SqFt	37.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,675		
Lot Value	2,800		
Indicated Value	24,475	37.77	Per SqFt
Agland Value			
Site Improvements	1,072		
Total Value	25,547	39.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4444	24x8		192	22.43		4,307
CPAT	Carport - Attached	4445	24x12		288	9.22		2,655
RSPC	Raised Slab Porch - Covered	8642	8x5		40	40.35		1,614



Harper

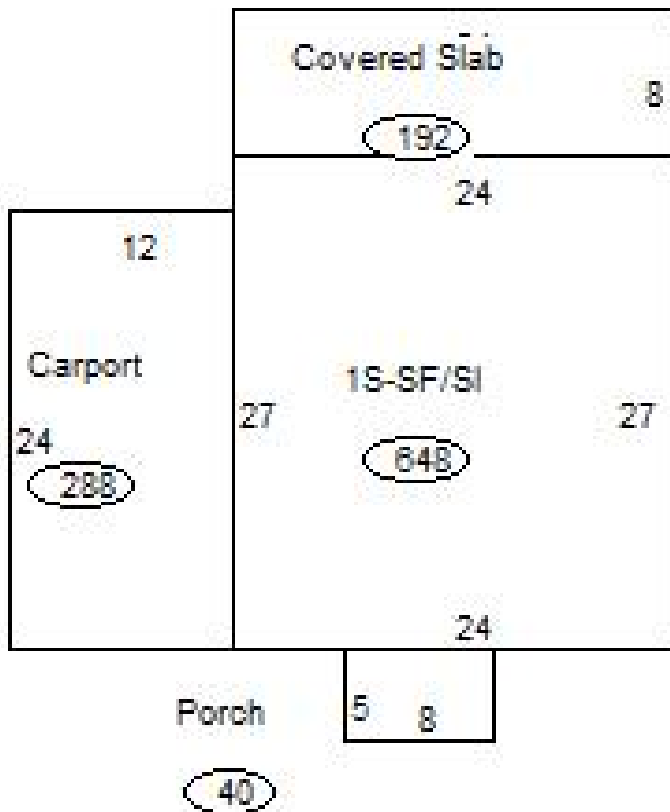
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Sketch Image

300005779



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	648	1.000	648
2	M	PRCH		20	Covered Slab	192	1.000	192
3	M	CPAT		20	Carport	288	1.000	288
4	M	RSPC		20	Porch	40	1.000	40
Total Building Area						648		648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x10x6		Galvanized Metal	180
	Qual	3	Cond 3	Year 2000	Eff Age 26	
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (19.86 x 180)	3,575		3,575	2,503
						1,072