




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 300005781 Parcel ID 2001-00-022-016-0-001-00 Cadastral ID 2001-022-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 12555 NIELSEN, DEBORA RENE RT 2 BOX 335 LAVERNE OK 73848-0000 Parcel Location Situs 00524 SW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0016 / 0022 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-022-016-0-001-00 02/28/23</p> <p>2001-00-022-016-0-001-00_001.JPG 3/1/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	3702	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,254.00 x .40 = 3,702	
Factor Value		
Adjustments		
Lot Value	3,702	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103



2001-00-022-016-0-001-00_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	86.42	Total Misc Impr	+ 2,358
Roofing Adj	+ 3.99	Garage Cost	+ 0
Subfloor Adj	+ 2.33	Total RCN	= 76,090
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 60,872
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,218
Adj Base Cost	= 101.28	Lot Value	+ 3,702
Total Area	x 728	Indicated Value	= 18,920
Adjusted Cost	= 73,732	Value Per SqFt	25.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	15,218		
Lot Value	3,702		
Indicated Value	18,920	25.99	Per SqFt
Agland Value			
Site Improvements	785		
Total Value	19,705	27.07	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	4452	6x4		24	31.94	767
RSPC	Raised Slab Porch - Covered	4453	10x5		50	31.82	1,591



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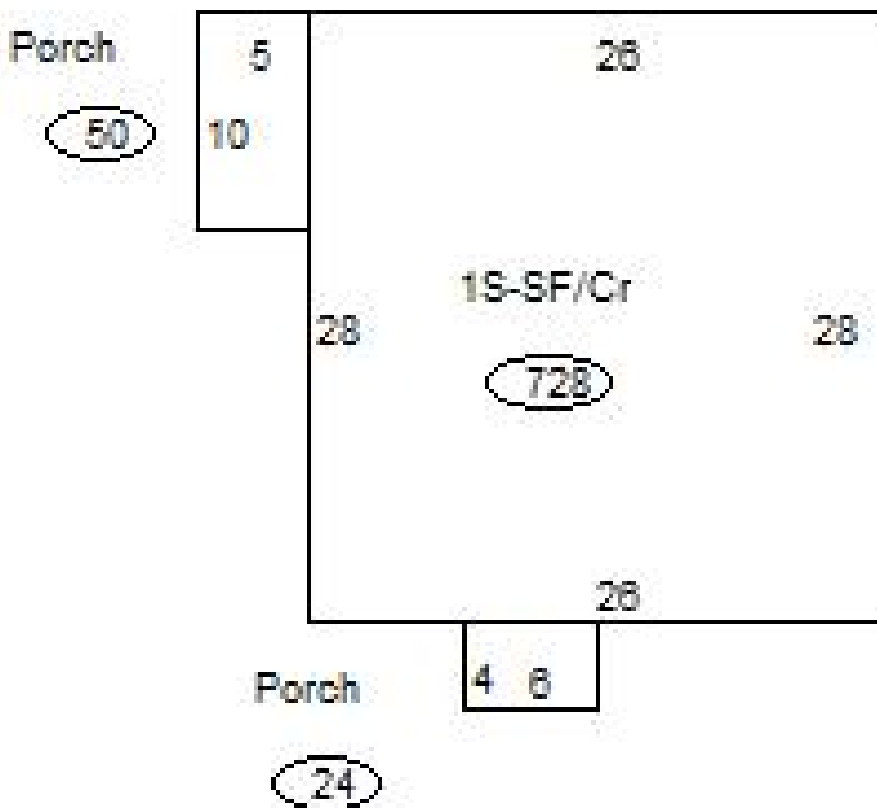
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Sketch Image

300005781



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	728	1.000	728
2	M	RSPC		20	Porch	24	1.000	24
3	M	RSPC		20	Porch	50	1.000	50
Total Building Area						728		728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8		Composition Shingle	288
	Qual	1	Cond 1	Year 1940	Eff Age 120	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (13.62 x 288)	3,923		3,923	3,138
						785