



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:26
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Assessment Data					Primary Image																																																																																																																				
Account 300005784 Parcel ID 2001-00-022-026-0-001-00 Cadastral ID 2001-022-026-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 14947 DOWLER, JOHN C. & BETTY L. DOWLER P O BOX 929 LAVERNE OK 73848-0000 Parcel Location Situs 00414 KANSAS DR Subdivision LAVERNE ORIG. Lot/Block 0026 / 0022 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-022-026-0-001-00_003.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70638208 -99.89552517 LAVERNE ORIG. BLOCK 22 LOT 26-27-28-29-30 BOOK 781 PAGE 282 JTQCD																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	 <p>2001-00-022-026-0-001-00_003.JPG 2/28/2023</p>
Lot Count		
Units Buildable	7000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	572 / 572
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	572
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

Cost Approach		Manual :	
Base Cost	102.40	Total Misc Impr	+ 8,409
Roofing Adj	+ 4.96	Garage Cost	+ 10,818
Subfloor Adj	+ -2.36	Total RCN	= 86,649
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 64,120
Plumbing Adj	+ 11.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,529
Adj Base Cost	= 117.87	Lot Value	+ 7,000
Total Area	x 572	Indicated Value	= 29,529
Adjusted Cost	= 67,422	Value Per SqFt	51.62

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		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,529		
Lot Value	7,000		
Indicated Value	29,529	51.62	Per SqFt
Agland Value			
Site Improvements	5,978		
Total Value	35,507	62.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4462	14x8		112	40.01		4,481
RSPC	Raised Slab Porch - Covered	4463	14x7		98	40.08		3,928



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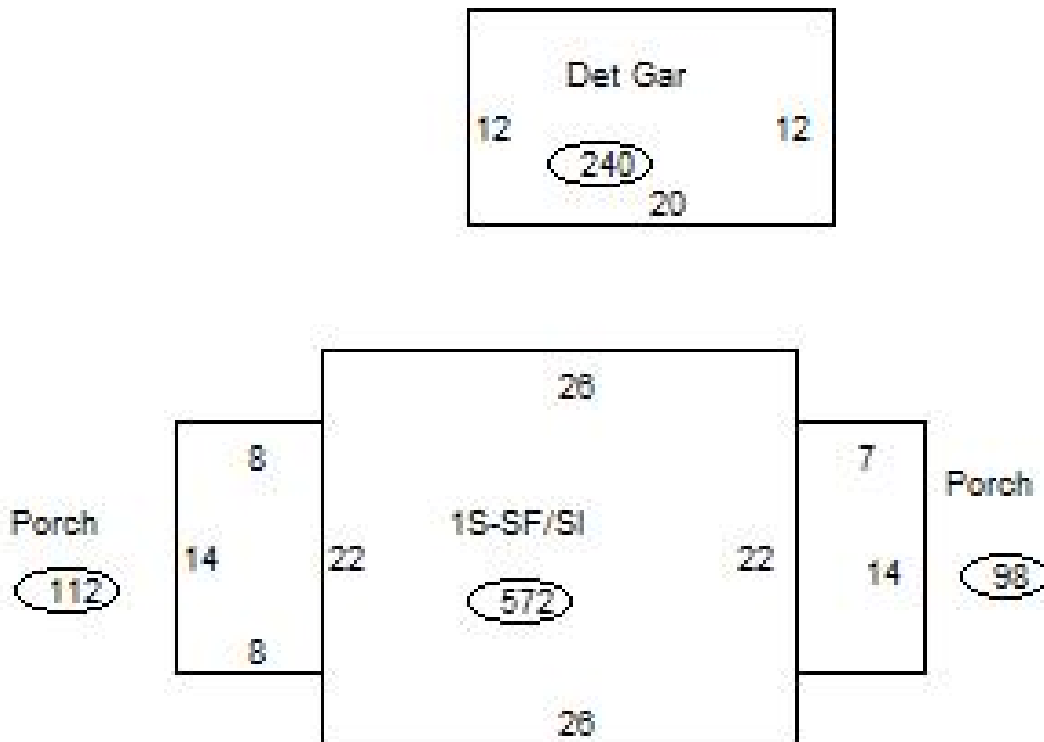
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	240	1.000	240
2	R	1	Slab	20	1S-SF/Sl	572	1.000	572
3	M	RSPC		20	Porch	112	1.000	112
4	M	RSPC		20	Porch	98	1.000	98
Total Building Area						572		572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	45x25x8		Galvanized Metal	1,125
	Qual 3	Cond 3	Year 1950	Eff Age 76		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (26.57 x 1,125)	29,891	29,891	23,913	5,978