



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 300005787 Parcel ID 2001-00-023-008-0-001-00 Cadastral ID 2001-023-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 14954 SMITH, JOHN 415 SW 3RD LAVERNE OK 73848-0000 Parcel Location Situs 00407 SW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0008 / 0023 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-023-008-0-001-00 02/28/23</p> <p>2001-00-023-008-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
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LAVERNE ORIG. BLOCK 23 LOTS 8-9					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-023-008-0-001-00_001.JPG 2/28/2023</p>
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 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	540 / 540
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	792 Detached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1940 / 86



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	93.13	Total Misc Impr	+ 721
Roofing Adj	+ 5.29	Garage Cost	+ 21,192
Subfloor Adj	+ 1.18	Total RCN	= 82,334
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 65,867
Plumbing Adj	+ 10.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,467
Adj Base Cost	= 111.89	Lot Value	+ 2,800
Total Area	x 540	Indicated Value	= 19,267
Adjusted Cost	= 60,421	Value Per SqFt	35.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,467		
Lot Value	2,800		
Indicated Value	19,267	35.68	Per SqFt
Agland Value			
Site Improvements	566		
Total Value	19,833	36.73	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	4475	5x4		20	20.62	412
PRCH	Slab Porch - Covered	4476	5x3		15	20.63	309



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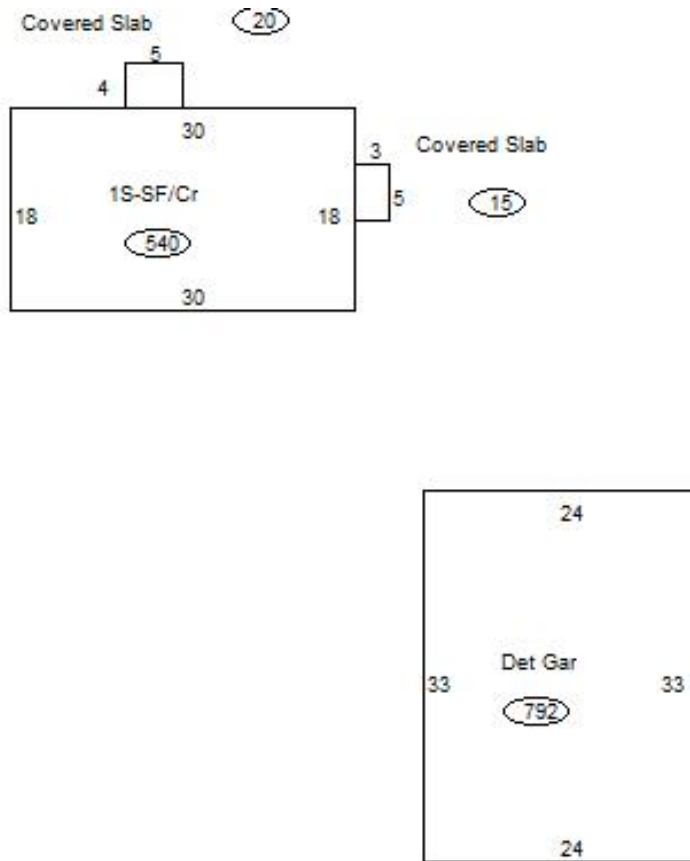
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Sketch Image

300005787



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	540	1.000	540
2	M	PRCH		20	Covered Slab	20	1.000	20
3	M	PRCH		20	Covered Slab	15	1.000	15
4	G	2		20	Det Gar	792	1.000	792
Total Building Area						540		540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x10x6		Formed Metal	120	
	Qual	3	Cond 3	Year	1975	Eff Age	51
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (23.60 x 120)	2,832		2,832	2,266	566