



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:12:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005803 <b>Parcel ID</b> 2001-00-025-001-0-001-00 <b>Cadastral ID</b> 2001-025-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 24829 CUNNINGHAM, ANDY & KODEL, TRST  17578 E. 11 RD ROSSTON OK 73855-0000  <b>Parcel Location</b> <b>Situs</b> 00404 S OKLAHOMA <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0025 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>2001-00-025-001-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70733771 -99.89524118 LAVERNE ORIG. BLOCK 25 LOTS 1-2-3 BOOK 786 PAGE 253																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2001-00-025-001-0-001-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,010 / 2,010
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1960 / 50

Cost Approach		Manual :	
Base Cost	95.98	Total Misc Impr	+ 6,402
Roofing Adj	+ 4.19	Garage Cost	+ 5,296
Subfloor Adj	+ 0.00	Total RCN	= 244,235
Heat/Cool Adj	+ 9.96	Depreciation ( 59%)	- 144,098
Plumbing Adj	+ 5.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,137
Adj Base Cost	= 115.69	Lot Value	+ 4,200
Total Area	x 2,010	Indicated Value	= 104,337
Adjusted Cost	= 232,537	Value Per SqFt	51.91

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	100,137	
Lot Value	4,200	
Indicated Value	104,337	51.91 Per SqFt
Agland Value		
Site Improvements	350	
Total Value	104,687	52.08 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4530	30x5		150	39.41		5,912
PATO	Slab Porch - Open	4534	25		25	9.78		245
PATO	Slab Porch - Open	4535	5x5		25	9.78		245



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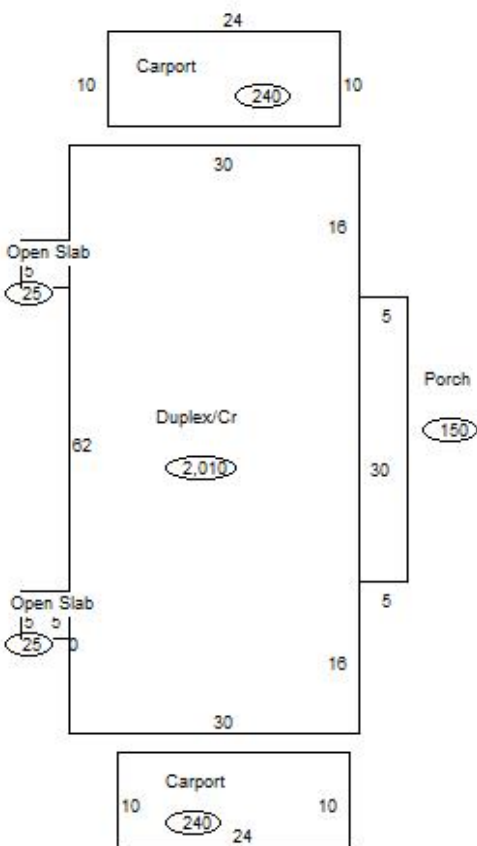
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### Sketch Image

300005803



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	150	1.000	150
2	G	3		20	Carport	240	1.000	240
3	G	3		20	Carport	240	1.000	240
4	R	1	Crawl	20	Duplex/Cr	2,010	1.000	2,010
5	M	PATO		20	Open Slab	25	1.000	25
6	M	PATO		20	Open Slab	25	1.000	25
<b>Total Building Area</b>						2,010		2,010



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / SOUTH DRIVEWAY	42x10x0			420	
	Qual	3	Cond 3	Year 1963	Eff Age 63		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 420)	1,751		1,751	1,401	350