



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:51
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Assessment Data					Primary Image																																																																																																																				
Account 300005812 Parcel ID 2001-00-026-001-0-002-00 Cadastral ID 2001-026-001-00-0-002-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 14976 MANNING, DANIEL & SADY MANNING 176 30 STATE HWY 149 LAVERNE OK 73848-0000 Parcel Location Situs 00410 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0001 / 0026 Parcel Size 1.2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-026-001-0-002-00 01/30/24</p>																																																																																																																				
HOUSE 3/25/2024																																																																																																																									
Legal Description Lat/Long: 36.70930557 -99.89307978 LAVERNE ORIG. BLOCK 26 SOUTH 50' OF LOTS 1-2-3					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	75 x 50	
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,750.00 x .40 = 1,500	
Factor Value		
Adjustments		
Lot Value	1,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	432 / 432
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count) % Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	432
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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	104.74	Total Misc Impr	+ 2,504
Roofing Adj	+ 4.96	Garage Cost	+ 0
Subfloor Adj	+ -2.36	Total RCN	= 55,994
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 41,436
Plumbing Adj	+ 14.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,558
Adj Base Cost	= 123.82	Lot Value	+ 1,500
Total Area	x 432	Indicated Value	= 16,058
Adjusted Cost	= 53,490	Value Per SqFt	37.17

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	14,558	
Lot Value	1,500	
Indicated Value	16,058	37.17 Per SqFt
Agland Value		
Site Improvements		
Total Value	16,058	37.17 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	11524	4x2		8	22.92		183
CPDT	Carport - Detached	11525	20x12		240	9.67		2,321



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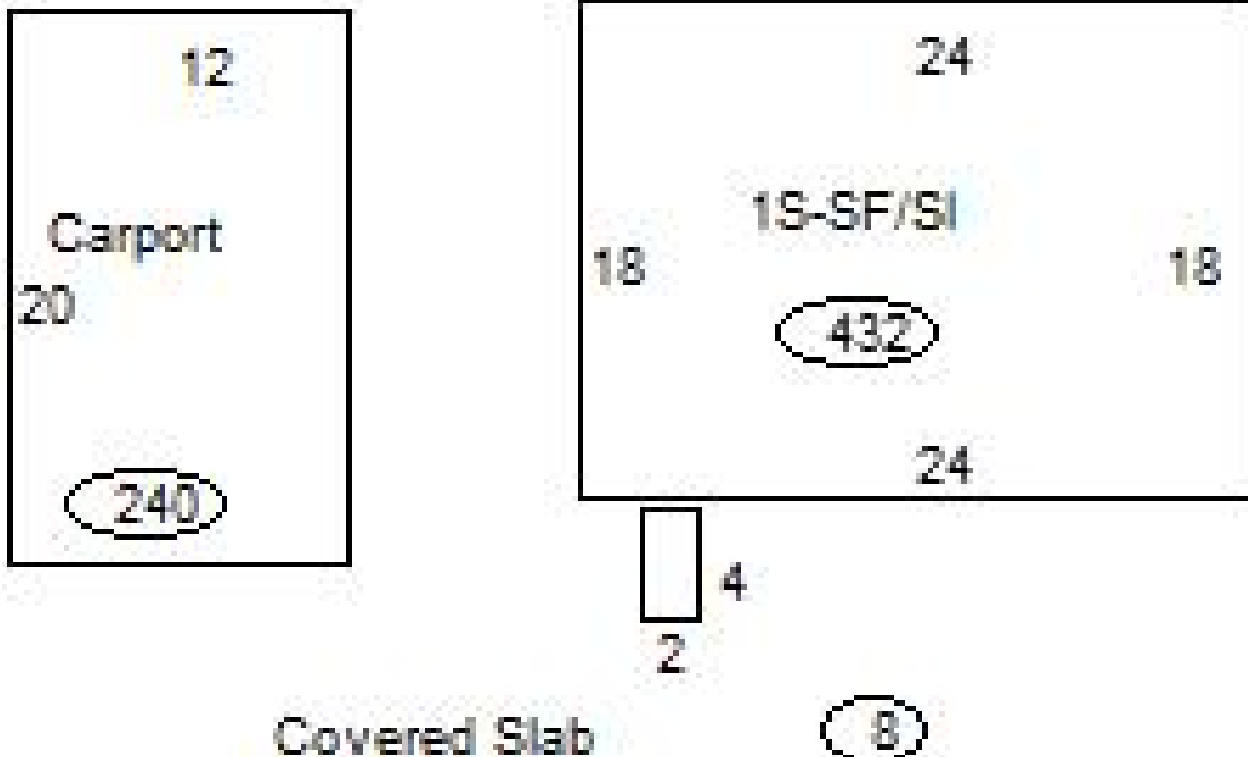
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Sketch Image

300005812



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	432	1.000	432
2	M	PRCH		20	Covered Slab	8	1.000	8
3	M	CPDT		20	Carport	240	1.000	240
Total Building Area						432		432