



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:12:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005814 <b>Parcel ID</b> 2001-00-026-007-0-001-00 <b>Cadastral ID</b> 2001-026-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 14978 THORNE, KANDIE  511 N. BROADWAY LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00115 SW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0007 / 0026 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>MOBILE HOME 7/6/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
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	6 Mobile Home 69 x 16
Condition	2.5 - Fair
Quality	2.75 - Fair
Architecture	
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,078 / 1,078
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 19



MOBILE HOME 7/6/2023

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	32,371	
Lot Value	2,800	
Indicated Value	35,171	32.63 Per SqFt
Agland Value		
Site Improvements	958	
Total Value	36,129	33.51 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	48.29	Total Misc Impr	+ 1,822
Roofing Adj	+ 2.33	Garage Cost	+ 68,874
Subfloor Adj	+ 0.00	Total RCN	= 36,503
Heat/Cool Adj	+ 3.35	Depreciation ( 53%)	- 0
Plumbing Adj	+ 8.24	Lump Sums	+ 32,371
Basement Adj	+ 0.00	RCNLD	= 2,800
Adj Base Cost	= 62.20	Lot Value	+ 35,171
Total Area	x 1,078	Indicated Value	= 32.63
Adjusted Cost	= 67,052	Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	11531	48		48	24.63		1,182
WODO	Wood Deck - Open	11532	25		25	25.60		640



Harper

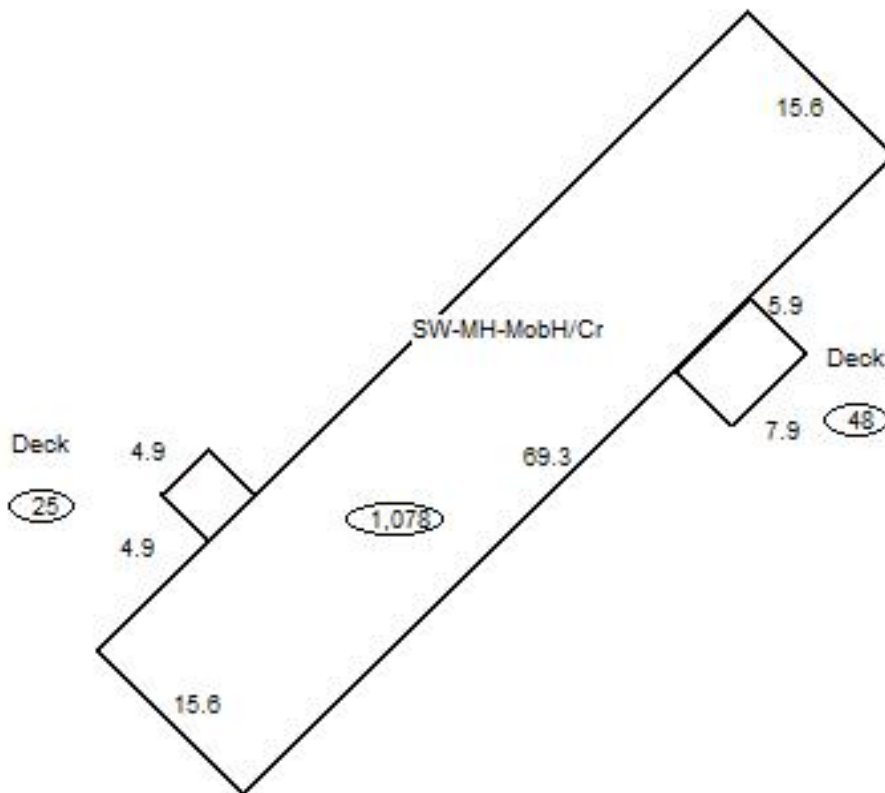
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Sketch Image

300005814



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,078	1.000	1,078
2	M	WODO		20	Deck	48	1.000	48
3	M	WODO		20	Deck	25	1.000	25
<b>Total Building Area</b>						1,078		1,078



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	22x12x6	Base	Galvanized Metal	264
	Qual	3	Cond 3	Year 1970	Eff Age 56	
			0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.15 x 264)	4,792		4,792	3,834
						958

2001-00-036-007-0-001-00  
06-25-2020