



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:08
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Assessment Data					Primary Image																																																																																																																				
Account 300005831 Parcel ID 2001-00-027-023-0-001-00 Cadastral ID 2001-027-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 24902 OHAIR, SONNY J. & JULIE OHAIR 783 SW TRANSPORT RD LAVERNE OK 73848- Parcel Location Situs 00422 S OHIO Subdivision LAVERNE ORIG. Lot/Block 0023 / 0027 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>HOUSE WITH WOOD DECK 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.70834668 -99.89275607 LAVERNE ORIG. BLOCK 27 LOTS 23-24 BOOK 764 PAGE 669																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
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		



HOUSE WITH WOOD DECK 2/1/2024

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, Vinyl
Base/Total Area	784 / 784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 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	100.10	Total Misc Impr	+ 7,627
Roofing Adj	+ 4.77	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 104,671
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 77,457
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,214
Adj Base Cost	= 123.78	Lot Value	+ 2,800
Total Area	x 784	Indicated Value	= 30,014
Adjusted Cost	= 97,044	Value Per SqFt	38.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,214		
Lot Value	2,800		
Indicated Value	30,014	38.28	Per SqFt
Agland Value			
Site Improvements	13,634		
Total Value	43,648	55.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Cnc. Pav Cls C	0	24x25		600	4.14		2,484
PACN	Cnc. Pav Cls C	0	28x4		112	6.89		772
EPSW	Enclosed Porch - Solid Wall	4611	5x4		20	60.17		1,203
WODO	Wood Deck - Open	4613	19x8		152	20.84		3,168



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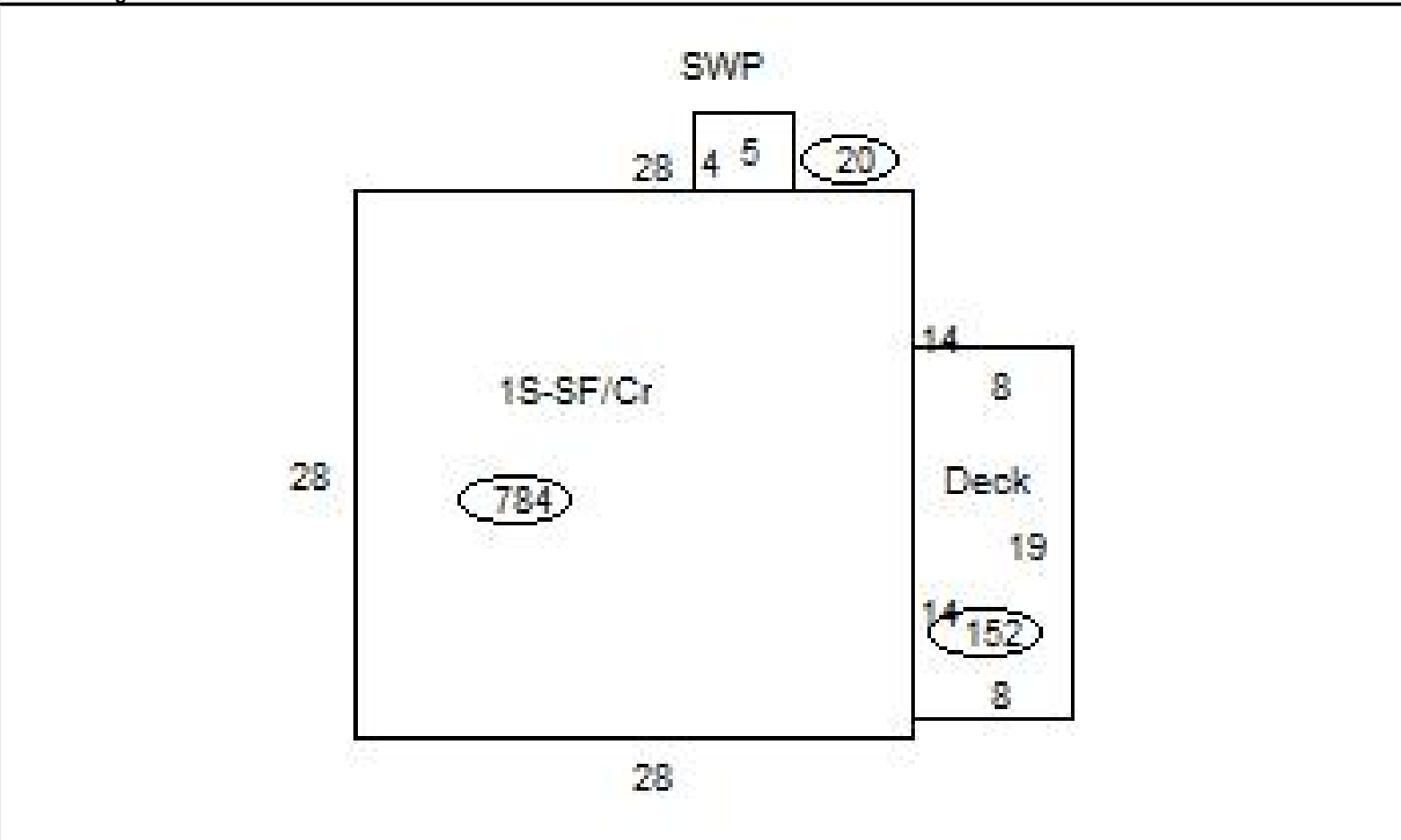
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Sketch Image

300005831



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	20	1.000	20
2	R	1	Crawl	20	1S-SF/Cr	784	1.000	784
3	M	WODO		20	Deck	152	1.000	152
Total Building Area						784		784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	24x25x0			600	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.14 x 600)		2,484		2,484	1,987	497
	UTIL	Utility Bldg	40x30x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD	
	Base Cost (26.24 x 1,200)		31,488		31,488	19,523	11,965
	SHDS	Yard Shed - Metal	18x12x8		Formed Metal	216	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (20.53 x 216)		4,434		4,434	3,547	887
	ASC	Awing/Shelter	16x10x10		Formed Metal	160	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.09 x 160)		654		654	523	131
	PACN	Paving - Concrete Walk	28x4x0			112	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.89 x 112)		772		772	618	154