



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:16
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Assessment Data					Primary Image																																																																																																															
Account	300005839				<p>HOUSE 2/1/2024</p>																																																																																																															
Parcel ID	2001-00-029-006-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area		2																																																																																																																
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
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BOX 387 LAVERNE OK 73848-0000																																																																																																																				
Parcel Location Situs 00209 SE SECOND Subdivision LAVERNE ORIG. Lot/Block 0006 / 0029 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
Legal Description Lat/Long: 36.71015256 -99.87273693 LAVERNE ORIG. PARSONAGE BLOCK 29 LOTS 6-7																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities

Method Square-Foot
Base Lot Value 6,998.00 x .40 = 2,799
Factor Value
Adjustments
Lot Value 2,799



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,072 / 2,072
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1970 / 34

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	143,392	
Lot Value	2,799	
Indicated Value	146,191	70.56 Per SqFt
Agland Value		
Site Improvements	435	
Total Value	146,626	70.77 Total Value Per SqFt

Cost Approach Manual :

Base Cost	94.04	Total Misc Impr	+	1,447
Roofing Adj	+ 6.01	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	247,228
Heat/Cool Adj	+ 13.89	Depreciation (42%)	-	103,836
Plumbing Adj	+ 4.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	143,392
Adj Base Cost	= 118.62	Lot Value	+	2,799
Total Area	x 2,072	Indicated Value	=	146,191
Adjusted Cost	= 245,781	Value Per SqFt		70.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	11521	20x6	1970	120	12.06		1,447



Harper

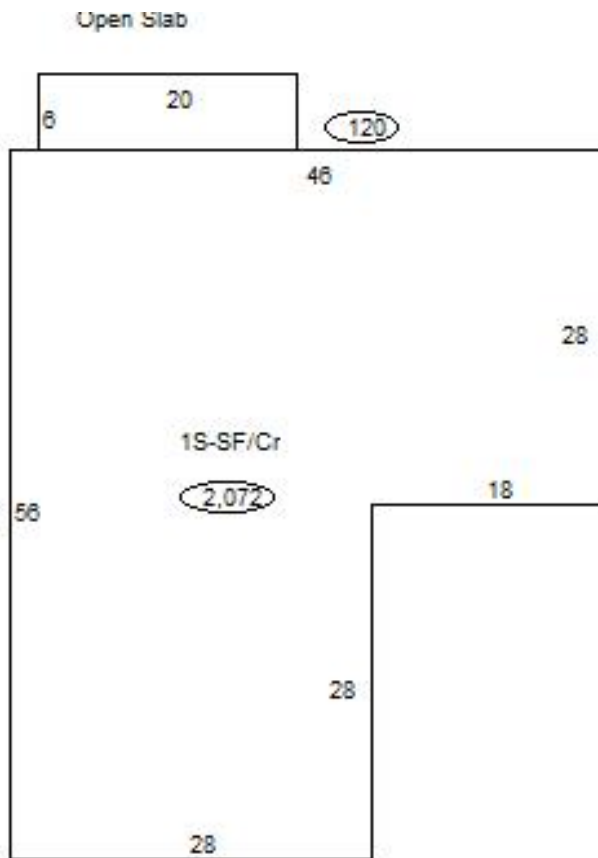
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,072	1.000	2,072
2	M	PATO		20	Open Slab	120	1.000	120
Total Building Area						2,072		2,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Patio	24x18x0			432
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 432)	1,801		1,801	1,441	360
	PACN	Paving - Concrete/ SIDEWALK	12x4x0	Concrete		48
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)	375		375	300	75