



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:19
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005843 Parcel ID 2001-00-029-013-0-001-00 Cadastral ID 2001-029-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25303 MINER, W. LAVERNE AND WANDA MINER(JT) 209 SW 3RD STREET PERKINS OK 74059- Parcel Location Situs 00202 SE THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0013 / 0029 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>HOUSE 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.70982141 -99.85058938 LAVERNE ORIG. BLOCK 29 LOTS 13 THRU 16 BOOK 775 PAGE 303 AFF REM																																																																																																																									
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 Time 07:13:19
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	70% One Story 30% Two Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,409 / 1,409
Style	70% One Story - 30% Two Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1940 / 64



HOUSE 2/1/2024

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	50,549		
Lot Value	5,600		
Indicated Value	56,149	39.85	Per SqFt
Agland Value			
Site Improvements	1,722		
Total Value	57,871	41.07	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.21	Total Misc Impr	+ 749
Roofing Adj	+ 5.68	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 144,425
Heat/Cool Adj	+ 1.97	Depreciation (65%)	- 93,876
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,549
Adj Base Cost	= 101.97	Lot Value	+ 5,600
Total Area	x 1,409	Indicated Value	= 56,149
Adjusted Cost	= 143,676	Value Per SqFt	39.85

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4660	5x4	1940	20	11.02		220
PATO	Slab Porch - Open	4661	8x6	1940	48	11.02		529



Harper

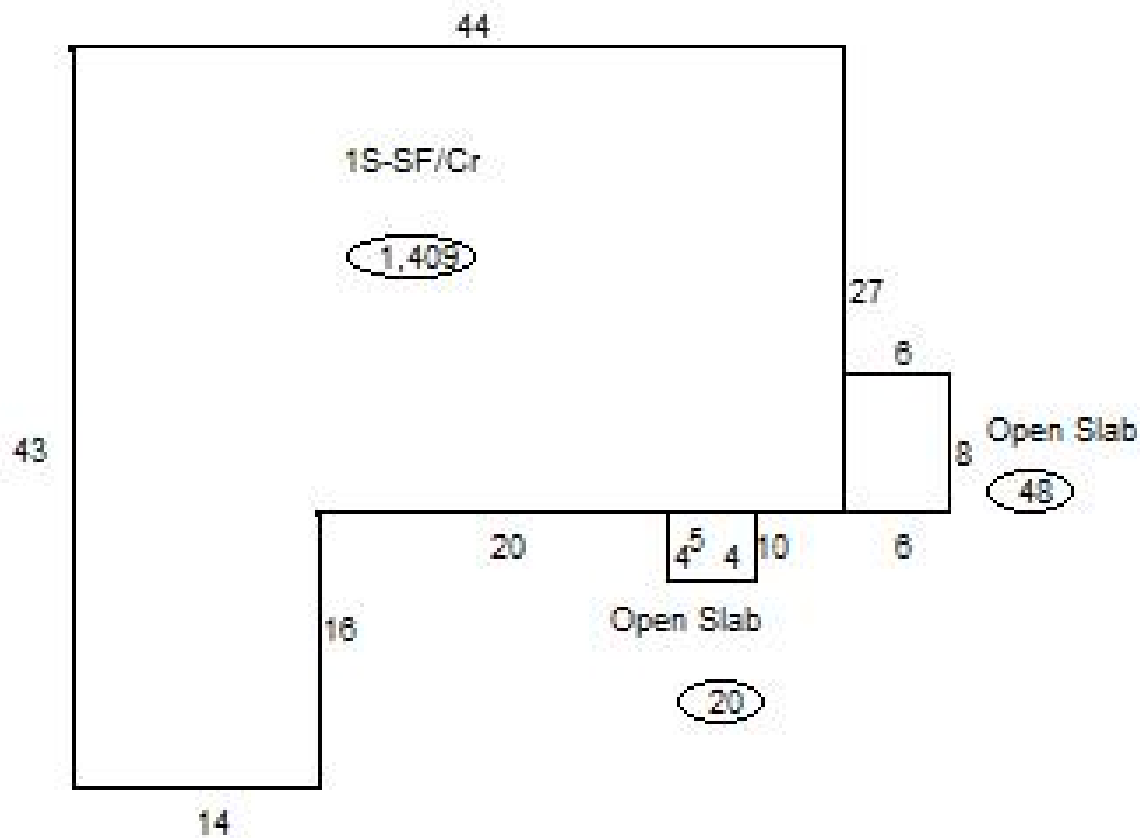
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Page 3

Sketch Image

300005843



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	M	PATO		20	Open Slab	48	1.000	48
3	R	1	Crawl	20	1S-SF/Cr	1,409	1.000	1,409
Total Building Area						1,409		1,409



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Page 4

300005843

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete for Carport	20x18x0			360
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 360)		1,505		1,505 1,204	301
	PAVA	Paving - Asphalt Drive	30x5x0			150
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.47 x 150)		671		671 537	134
	CPDT	Carport - Detached	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (7.94 x 360)		2,858		2,858 2,286	572
	SHDS	Yard Shed - Metal WHITE	10x10x6		Composition Shingle	100
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (23.83 x 100)		2,383		2,383 1,668	715