



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005860 Parcel ID 2001-00-031-013-0-001-00 Cadastral ID 2001-031-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15012 WAUGH, GARY. & MARLEETA J. WAUGH P. O. BOX 388 LAVERNE OK 73848-0000 Parcel Location Situs 00323 S OKLAHOMA Subdivision LAVERNE ORIG. Lot/Block 0013 / 0031 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-031-013-0-001-00 01/30/24</p>																																																																																																																				
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Legal Description Lat/Long: 36.70902762 -99.89455977					Building Permits																																																																																																																				
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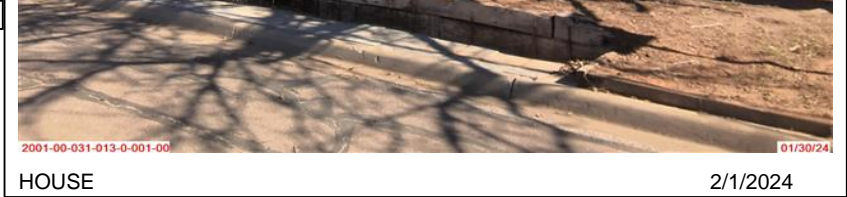
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	6 Mobile Home 30 x 22
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,020 / 2,020
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,173 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 39



HOUSE 2/1/2024

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		

Cost Approach		Manual :	
Base Cost	49.11	Total Misc Impr	+ 746
Roofing Adj	+ 2.52	Garage Cost	+ 41,228
Subfloor Adj	+ 0.00	Total RCN	= 165,356
Heat/Cool Adj	+ 2.19	Depreciation (75%)	- 124,017
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,339
Adj Base Cost	= 61.08	Lot Value	+ 2,800
Total Area	x 2,020	Indicated Value	= 44,139
Adjusted Cost	= 123,382	Value Per SqFt	21.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,339		
Lot Value	2,800		
Indicated Value	44,139	21.85	Per SqFt
Agland Value			
Site Improvements	896		
Total Value	45,035	22.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	4710	12x4		48	15.55		746



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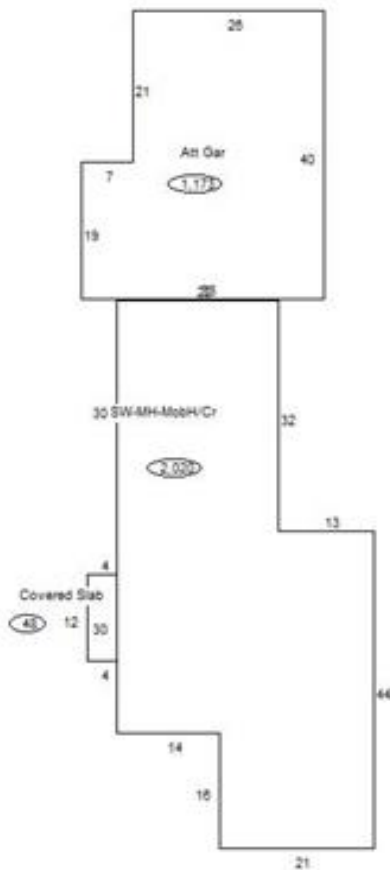
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Sketch Image

300005860



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	48	1.000	48
2	R	13	Crawl	20	SW-MH-MobH/Cr	2,020	1.000	2,020
3	G	1		20	Att Gar	1,173	1.000	1,173
Total Building Area						2,020		2,020



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached S Garage	12x12x0			144
	Qual 3	Cond 3	Year 2020	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
Base Cost (8.08 x 144)	1,164		1,164	431	733



PACN	Paving - Concrete Drive	15x8x0			120
Qual 3	Cond 3	Year 1970	Eff Age 56		
		0			
		0			

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.78 x 120)	814		814	651	163