



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:13:35
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Assessment Data					Primary Image																																																																																																																				
Account 300005861 Parcel ID 2001-00-031-015-0-001-00 Cadastral ID 2001-031-015-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15013 DEAL, ALAN & SHILOH DEAL PO BOX 1068 LAVERNE OK 73848-0000 Parcel Location Situs 00120 SW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0015 / 0031 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-031-015-0-001-00 6-26-2020</p> <p>f:\pictures\2001-00-031-015-0-001-00-001-000-001.jpg 6/29/2020</p>																																																																																																																				
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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	



Residential Data	
Type	1 Single Family Residence
Condition	2.8 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	792 / 792
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	672 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 89

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	95.25	Total Misc Impr	+ 167
Roofing Adj	+ 5.32	Garage Cost	+ 18,170
Subfloor Adj	+ 1.12	Total RCN	= 105,901
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 84,720
Plumbing Adj	+ 7.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,181
Adj Base Cost	= 110.56	Lot Value	+ 2,800
Total Area	x 792	Indicated Value	= 23,981
Adjusted Cost	= 87,564	Value Per SqFt	30.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,181		
Lot Value	2,800		
Indicated Value	23,981	30.28	Per SqFt
Agland Value			
Site Improvements	654		
Total Value	24,635	31.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4715	6x3		18	9.25		167



Harper

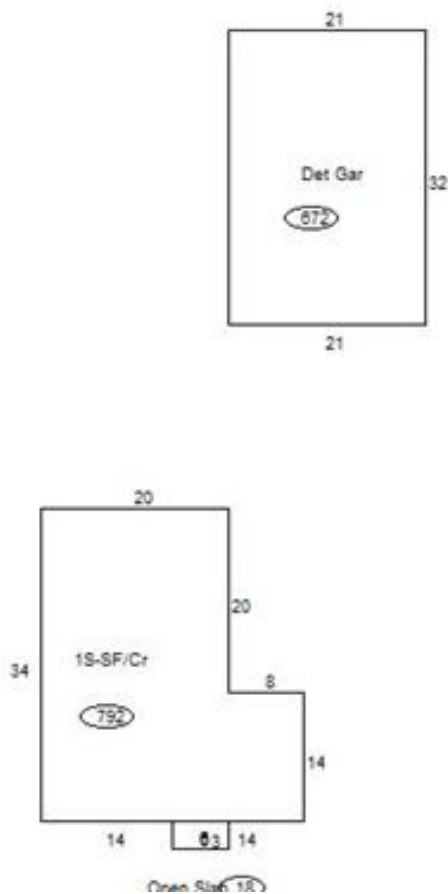
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Sketch Image

300005861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	18	1.000	18
2	R	1	Crawl	20	1S-SF/Cr	792	1.000	792
3	G	2		20	Det Gar	672	1.000	672
Total Building Area						792		792



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - STUCCO	12x12x6		Galvanized Metal	144
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
		Base Cost (22.71 x 144)	3,270		3,270	2,616
						654