



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300005863 Parcel ID 2001-00-031-019-0-001-00 Cadastral ID 2001-031-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15015 DEAL, ALAN L. & SHILOH DEAL PO BOX 1068 LAVERNE OK 73848-0000 Parcel Location Situs 00108 SW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0019 / 0031 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-031-019-0-001-00 6-26-2020</p> <p>f:\pictures\2001-00-031-019-0-001-00-001-000-001.jpg 6/29/2020</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	<p>2001-00-031-019-0-001-00 6-26-2020</p> <p>f:\pictures\2001-00-031-019-0-001-00-001-000-001.jpg 6/29/2020</p>
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	780 / 780
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	276 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 78

Cost Approach		Manual :	
Base Cost	108.05	Total Misc Impr	+ 3,700
Roofing Adj	+ 5.47	Garage Cost	+ 13,968
Subfloor Adj	+ 0.00	Total RCN	= 116,346
Heat/Cool Adj	+ 1.97	Depreciation (75%)	- 87,260
Plumbing Adj	+ 11.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,086
Adj Base Cost	= 126.51	Lot Value	+ 3,500
Total Area	x 780	Indicated Value	= 32,586
Adjusted Cost	= 98,678	Value Per SqFt	41.78

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	29,086		
Lot Value	3,500		
Indicated Value	32,586	41.78	Per SqFt
Agland Value			
Site Improvements	1,125		
Total Value	33,711	43.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4722	14x6		84	44.05		3,700



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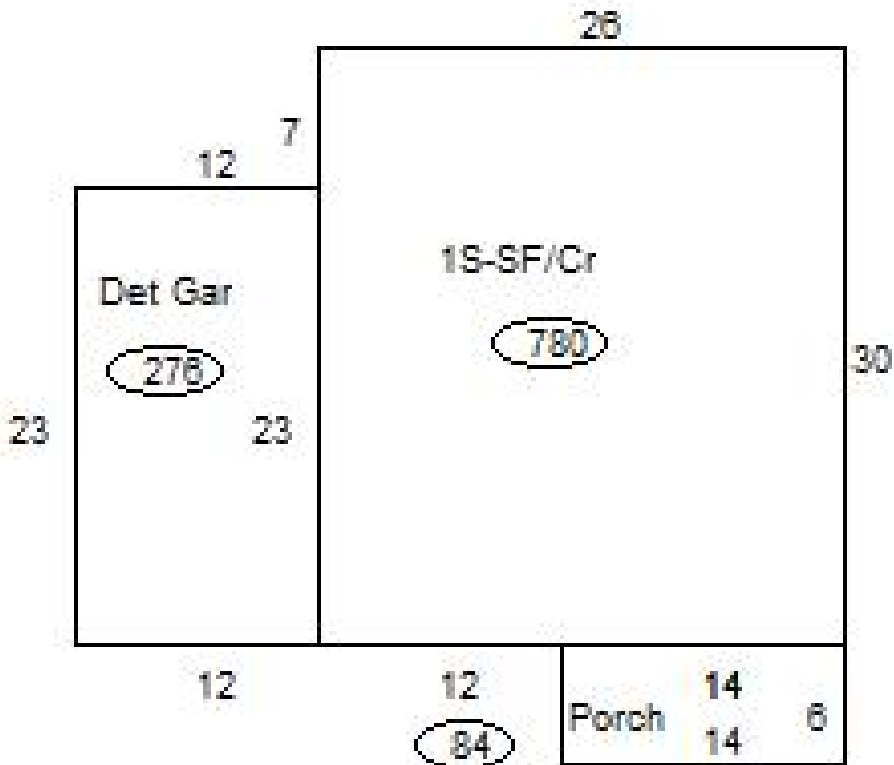
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	276	1.000	276
2	M	RSPC		20	Porch	84	1.000	84
3	R	1	Crawl	20	1S-SF/Cr	780	1.000	780
Total Building Area						780		780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	30x6x0			180
	Qual 3	Cond 3	Year 1940	Eff Age 86		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.92 x 180)	1,066		1,066	853	213



SHDS	Shed - Small STUCCO	18x12x8		Composition Shingle	216
Qual 3	Cond 3	Year 1940	Eff Age 86		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (21.11 x 216)	4,560		4,560	3,648	912