



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005872 <b>Parcel ID</b> 2001-00-032-021-0-001-00 <b>Cadastral ID</b> 2001-032-021-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25695 THE DEAL FAMILY LIVING TRUST TRUSTEE: RONNIE C. DEAL  PO BOX 654 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00322 SW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0021 / 0032 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-032-021-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70734434 -99.89654082 LAVERNE ORIG BLOCK 32 LOTS 21 THRU 24 BOOK 788 PAGE 66																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-032-021-0-001-00_001.JPG 2/28/2023</p>
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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,872
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1936 / 72

Cost Approach		Manual :	
Base Cost	81.20	Total Misc Impr	+ 3,041
Roofing Adj	+ 4.66	Garage Cost	+ 17,755
Subfloor Adj	+ -1.83	Total RCN	= 204,645
Heat/Cool Adj	+ 10.77	Depreciation ( 71%)	- 145,298
Plumbing Adj	+ 3.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,347
Adj Base Cost	= 98.21	Lot Value	+ 5,600
Total Area	x 1,872	Indicated Value	= 64,947
Adjusted Cost	= 183,849	Value Per SqFt	34.69

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	59,347		
Lot Value	5,600		
Indicated Value	64,947	34.69	Per SqFt
Agland Value			
Site Improvements	9,616		
Total Value	74,563	39.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4742	12x6		72	40.20		2,894
PATO	Raised Slab Porch - Open	4743	5x3		15	9.78		147



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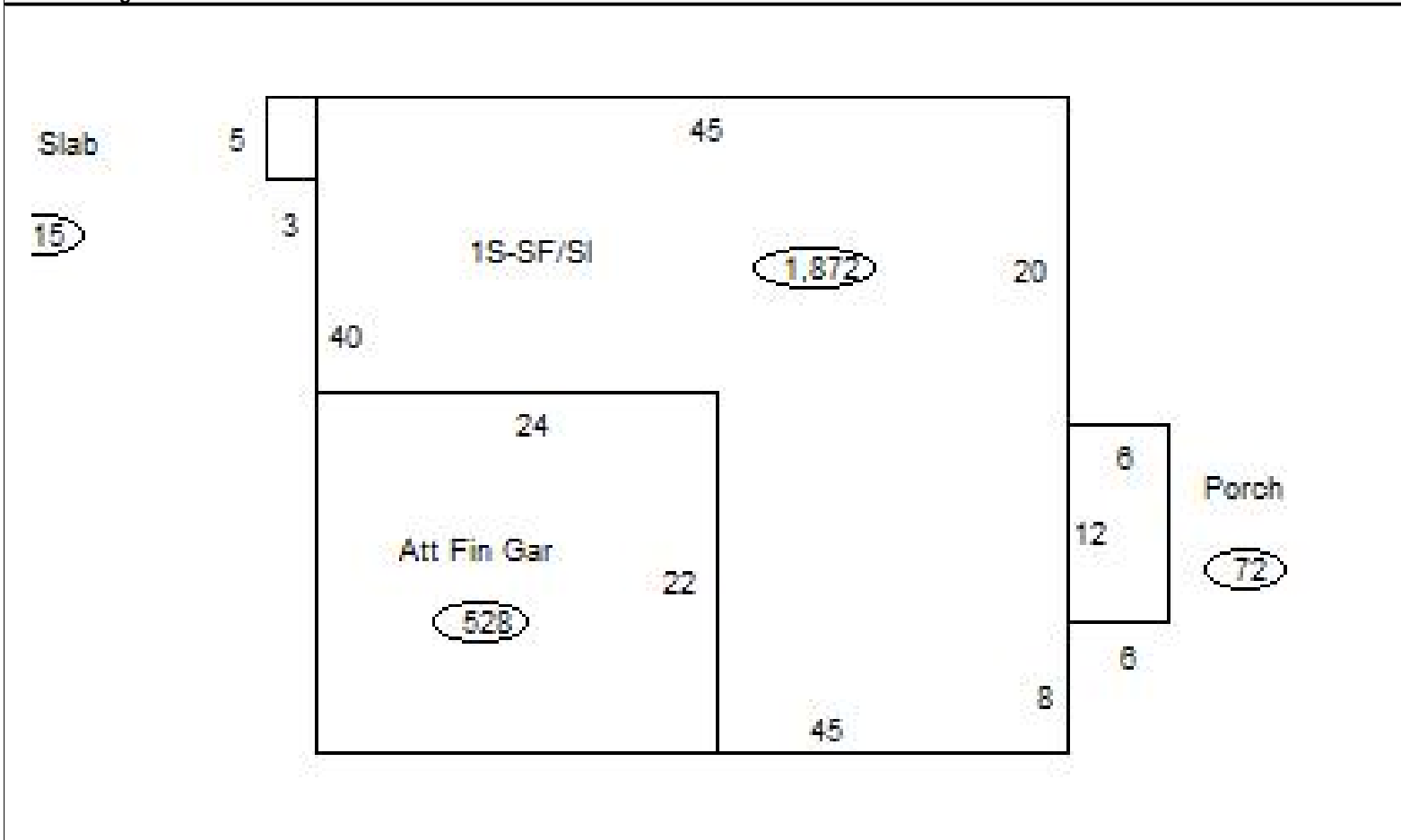
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,872	1.000	1,872
2	G	5		20	Att Fin Gar	528	1.000	528
3	M	RSPC		20	Porch	72	1.000	72
4	M	PATO		20	Raised Slab	15	1.000	15
<b>Total Building Area</b>						<b>1,872</b>		<b>1,872</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2001-00-032-021-0-001-00 NEW WALKWAY 2019 REVAL</p> <p>06/23/2019 10:48</p>	PACN	Paving - Concrete / Sidewalk	35x5x0			175	
	Qual	3	Cond 3	Year 2019	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (38% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.99 x 175)	1,048		1,048	398	650
	SHDS	Yard Shed - Wood	12x8x6		Formed Metal	96	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.25 x 96)	2,328		2,328	1,862	466
	PACN	Paving - Concrete / Driveway by Det. Gar	22x10x0			220	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.34 x 220)	1,175		1,175	940	235
	GRDT	Garage - Detached	32x24x8		Formed Metal	768	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.14 x 768)	25,452		25,452	17,562	7,890
 <p>2001-00-032-021-0-001-00 ATTACHED CARPORT METAL ROOF REVAL 2019</p> <p>06/23/2019 10:50</p>	PACN	Paving - Concrete Driveway by House	30x15x0			450	
	Qual	3	Cond 3	Year 1936	Eff Age 90		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.17 x 450)	1,877		1,877	1,502	375