



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:13:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005883 <b>Parcel ID</b> 2001-00-034-007-0-001-00 <b>Cadastral ID</b> 2001-034-007-00-0-001-00 <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> 14957 STINSON, JUSTIN WADE  520 SW 3RD ST LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00415 SW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0007 / 0034 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70688805 -99.89710235																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	



2001-00-034-007-0-001-00\_002.JPG 2/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	847 / 847
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 90

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	97.56	Total Misc Impr	+ 3,610
Roofing Adj	+ 5.47	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 98,711
Heat/Cool Adj	+ 1.73	Depreciation ( 80%)	- 78,969
Plumbing Adj	+ 7.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,742
Adj Base Cost	= 112.28	Lot Value	+ 4,200
Total Area	x 847	Indicated Value	= 23,942
Adjusted Cost	= 95,101	Value Per SqFt	28.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	19,742		
Lot Value	4,200		
Indicated Value	23,942	28.27	Per SqFt
Agland Value			
Site Improvements	2,984		
Total Value	26,926	31.79	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	4776	10x9		90	40.11	3,610



Harper

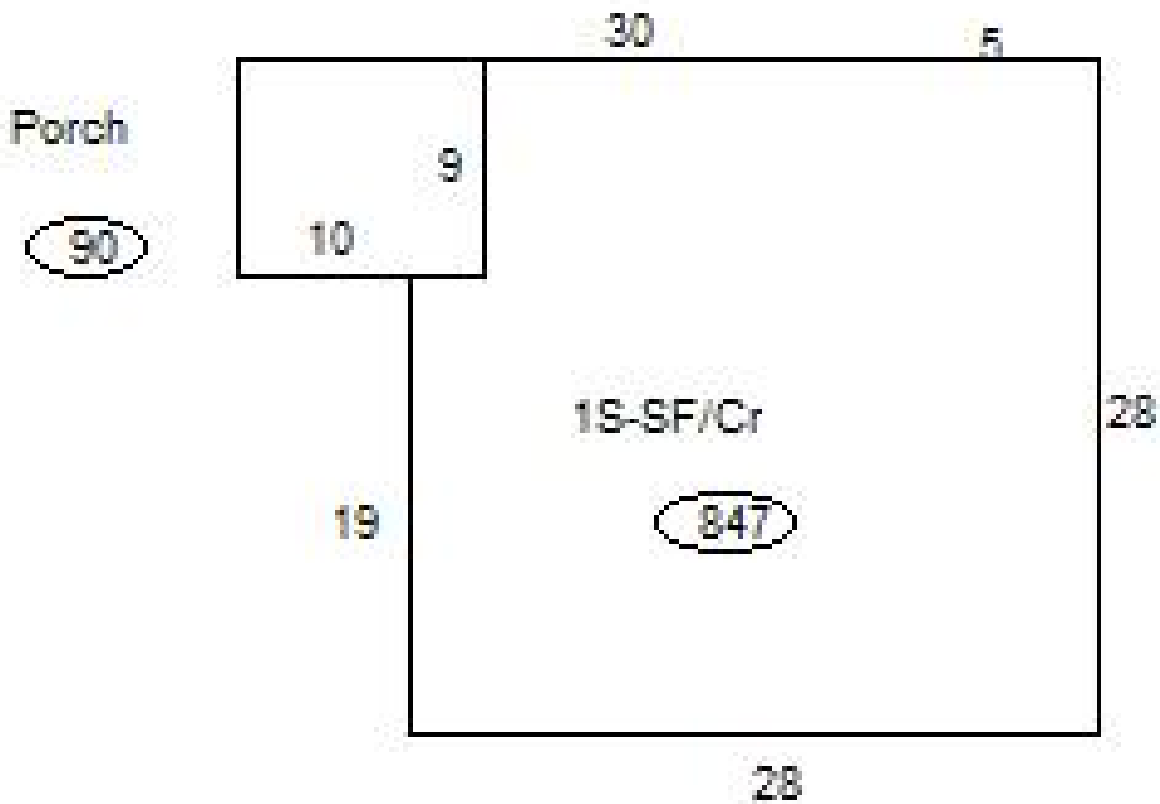
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Sketch Image

300005883



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	847	1.000	847
2	M	RSPC		20	Porch	90	1.000	90
<b>Total Building Area</b>						847		847



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	16x10x8		Composition Roll	160	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.40 x 160)		3,424		3,424	1,575	1,849
	SHDS	Yard Shed - Metal / Bad Shape	8x6x6		Composition Roll	48	
	Qual	1	Cond 1	Year 2014	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.67 x 48)		1,088		1,088	588	500
	CPDT	Carport - Detached	20x20x8		Galvanized Metal	400	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.94 x 400)		3,176		3,176	2,541	635