



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:56
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005884 Parcel ID 2001-00-034-010-0-001-00 Cadastral ID 2001-034-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15029 R & L FINANCIAL SOLUTIONS LLC P O BOX 1959 WOODWARD OK 73802-0000 Parcel Location Situs SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0034 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-034-010-0-001-00 02/28/23</p> <p>2001-00-034-010-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
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Time 07:13:56
Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

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	844 / 844
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	844
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	448 Detached Garage - Finished
Remodel	
Year/Eff Age	1940 / 86

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	99.92	Total Misc Impr	+ 1,697
Roofing Adj	+ 4.66	Garage Cost	+ 18,731
Subfloor Adj	+ -2.18	Total RCN	= 114,686
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 91,749
Plumbing Adj	+ 7.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,937
Adj Base Cost	= 111.68	Lot Value	+ 4,200
Total Area	x 844	Indicated Value	= 27,137
Adjusted Cost	= 94,258	Value Per SqFt	32.15

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	22,937	
Lot Value	4,200	
Indicated Value	27,137	32.15 Per SqFt
Agland Value		
Site Improvements		
Total Value	27,137	32.15 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4778	5x2		10	40.49		405
RSPC	Raised Slab Porch - Covered	4779	8x4		32	40.38		1,292



Harper

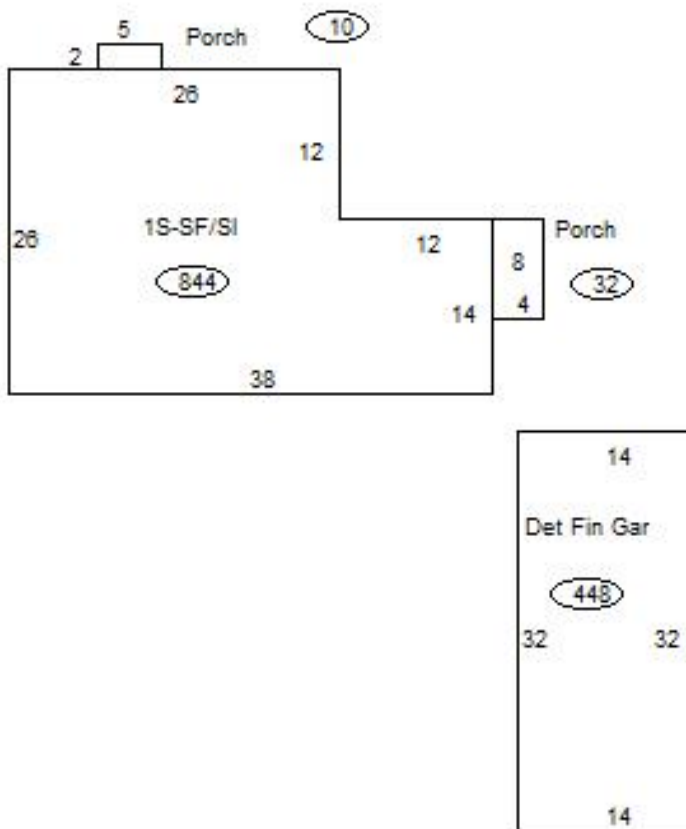
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 Page 3

Sketch Image

300005884



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	844	1.000	844
2	M	RSPC		20	Porch	10	1.000	10
3	M	RSPC		20	Porch	32	1.000	32
4	G	6		20	Det Fin Gar	448	1.000	448
Total Building Area						844		844