



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:59
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Assessment Data					Primary Image																																																																																																																																																																	
Account 300005887 Parcel ID 2001-00-034-021-0-001-00 Cadastral ID 2001-034-021-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 14952 WARD, PATSY ANN 402 SW MISSOURI AVE LAVERNE OK 73848-0000 Parcel Location Situs 00324 MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0021 / 0034 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																																																																						
Legal Description Lat/Long: 36.70939395 -99.89705053																																																																																																																																																																						
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-034-021-0-001-00_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	6 Mobile Home 52 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	728 / 728
Style	100% Single Wide
HVAC	100% Wall Furnace
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1982 / 30



GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	55.24	Total Misc Impr	+ 3,918
Roofing Adj	+ 2.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 52,592
Heat/Cool Adj	+ 0.88	Depreciation (67%)	- 35,237
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,355
Adj Base Cost	= 66.86	Lot Value	+ 5,600
Total Area	x 728	Indicated Value	= 22,955
Adjusted Cost	= 48,674	Value Per SqFt	31.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,355		
Lot Value	5,600		
Indicated Value	22,955	31.53	Per SqFt
Agland Value			
Site Improvements	2,910		
Total Value	25,865	35.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4785	7x7		49	24.69		1,210
CPDT	Raised Slab Porch - Covered	8651	20x14		280	9.67		2,708



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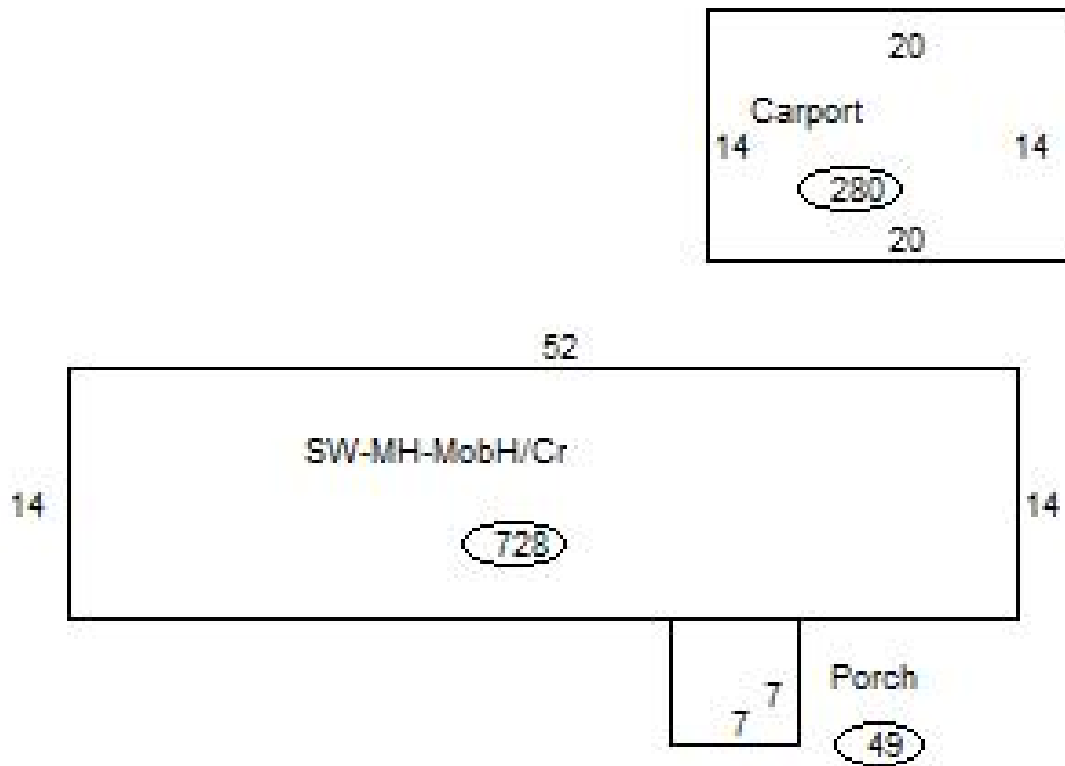
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Sketch Image

300005887



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	728	1.000	728
2	M	RSPC		20	Porch	49	1.000	49
3	M	CPDT		20	Carport	280	1.000	280
Total Building Area						728		728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x20x8		Composition Roll	400	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (17.85 x 400)		7,140		7,140	5,569	1,571
	SHDS	Yard Shed - Wood	18x14x6		Galvanized Metal	252	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total		RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (19.73 x 252)		4,972		4,972	3,878	1,094
	PACN	Paving - Concrete / Sidewalk	32x4x0			128	
	Qual	3	Cond 3	Year 1982	Eff Age 44		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.66 x 128)		852		852	682	170
	PACN	Paving - Concrete / Driveway by Garage	6x8x0			48	
	Qual	3	Cond 3	Year 1982	Eff Age 44		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)		375		375	300	75



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 68 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	952 / 952
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1975 / 39

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	52.92	Total Misc Impr	+ 1,460
Roofing Adj	+ 2.52	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 66,996
Heat/Cool Adj	+ 3.88	Depreciation (80%)	- 53,597
Plumbing Adj	+ 9.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 13,399
Adj Base Cost	= 68.84	Lot Value	+ 0
Total Area	x 952	Indicated Value	= 13,399
Adjusted Cost	= 65,536	Value Per SqFt	14.07

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	13,399	
Lot Value		
Indicated Value	13,399	14.07 Per SqFt
Agland Value		
Site Improvements	262	
Total Value	13,661	14.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8652	10x7		70	13.83		968
PRCH	Slab Porch - Covered	8653	7x5		35	14.07		492



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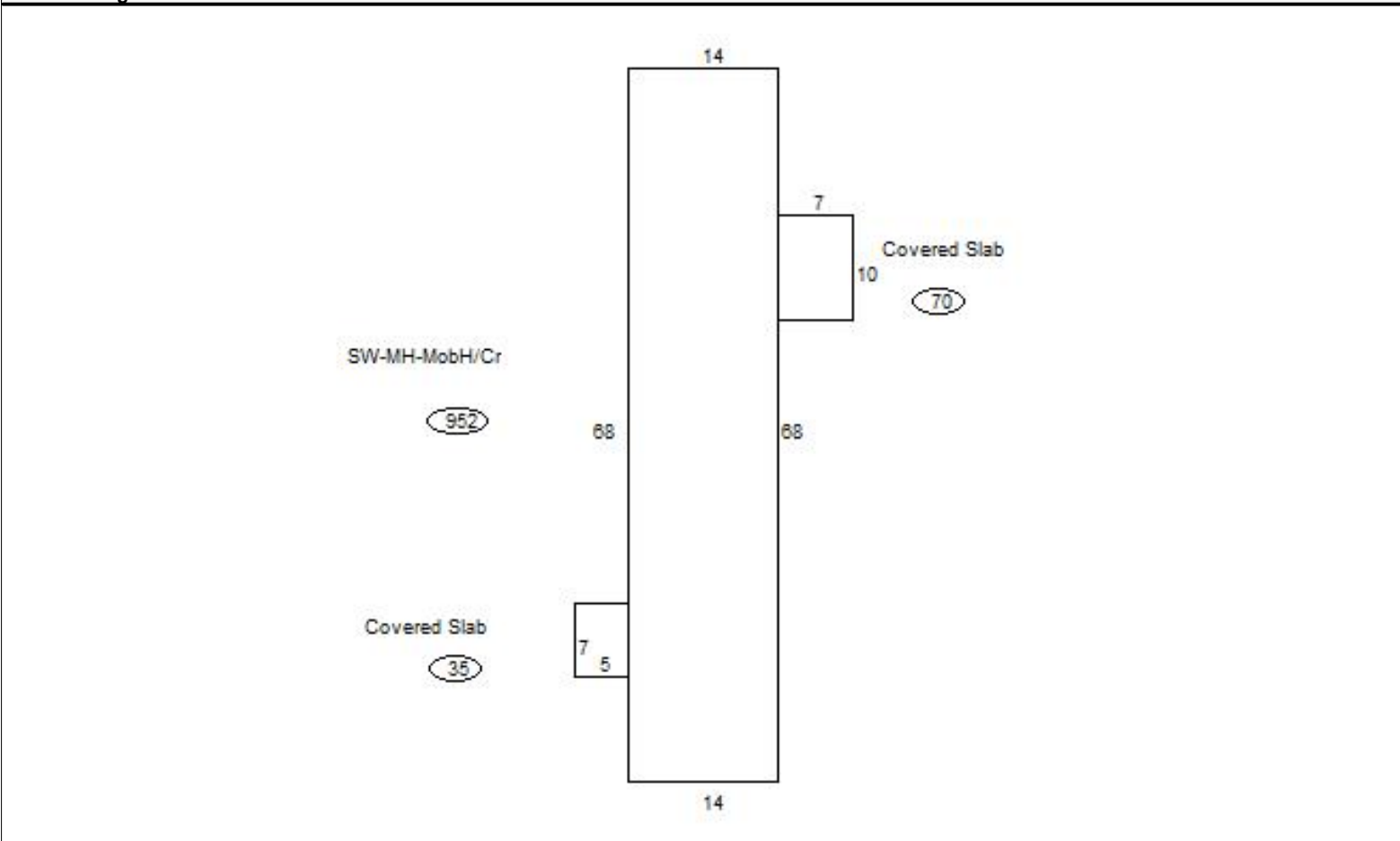
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	952	1.000	952
2	M	PRCH		20	Covered Slab	70	1.000	70
3	M	PRCH		20	Covered Slab	35	1.000	35
Total Building Area						952		952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / South Sidewalk	28x4x0			112
	Qual 3	Cond 3	Year 1975	Eff Age 51		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.89 x 112)	772		772	618	154

PACN	Paving - Concrete/ North Sidewalk	18x4x0			72
Qual 3	Cond 3	Year 1975	Eff Age 51		

0

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.47 x 72)	538		538	430	108