




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005893 Parcel ID 2001-00-035-014-0-001-00 Cadastral ID 2001-035-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15037 DAVIS, PEGGY P. PO BOX 310 LAVERNE OK 73848-0000 Parcel Location Situs 00523 SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0014 / 0035 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-035-014-0-001-00 02/28/23</p> <p>2001-00-035-014-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70592208 -99.89594161																																																																																																																									
LAVERNE ORIG BLOCK 35 LOTS 14-15					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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 Time 07:14:05
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	63.6 x 140	<p>2001-00-035-014-0-001-00 02/28/23</p> <p>2001-00-035-014-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3562	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,904.00 x .40 = 3,562	
Factor Value		
Adjustments		
Lot Value	3,562	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
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
Roof Cover	8 Metal, Formed Seams
Area on Slab	780
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 126

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	88.36	Total Misc Impr	+ 512
Roofing Adj	+ 4.81	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 79,471
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 63,577
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,894
Adj Base Cost	= 101.23	Lot Value	+ 3,562
Total Area	x 780	Indicated Value	= 19,456
Adjusted Cost	= 78,959	Value Per SqFt	24.94

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	15,894	
Lot Value	3,562	
Indicated Value	19,456	24.94 Per SqFt
Agland Value		
Site Improvements		
Total Value	19,456	24.94 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4806	4x4		16	31.98		512



Harper

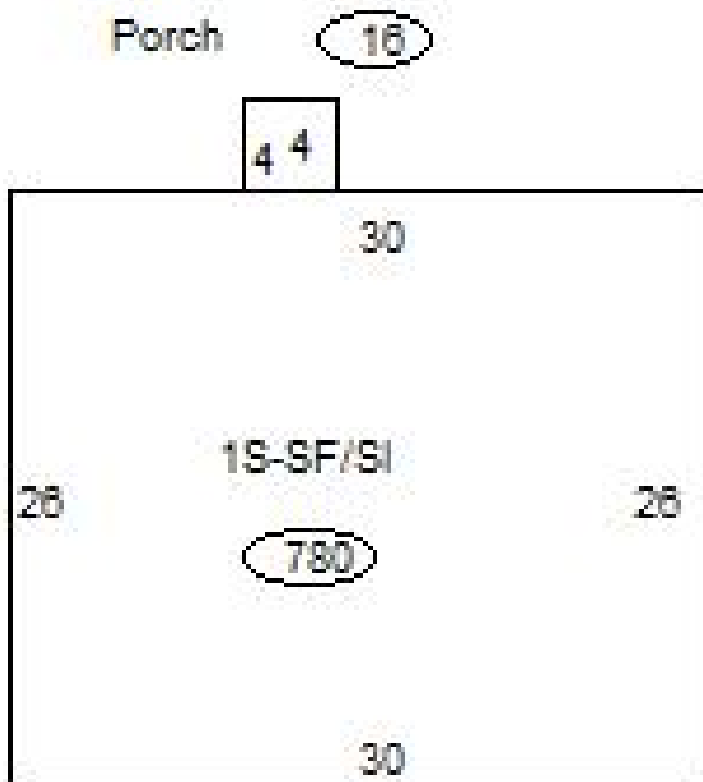
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Time 07:14:05
Page 3

Sketch Image

300005893



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	780	1.000	780
2	M	RSPC		20	Porch	16	1.000	16
Total Building Area						780		780