



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:12
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Assessment Data					Primary Image																																																																																																																				
Account 300005901 Parcel ID 2001-00-036-001-0-002-00 Cadastral ID 2001-036-001-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15043 DUNEFIELD PROPERTIES LLC % RODNEY HICKMON 107 DEER CREEK RD EDMOND OK 73102-					<p>2001-00-036-001-0-002-00 02/28/23</p> <p>2001-00-036-001-0-002-00_002.JPG 2/28/2023</p>																																																																																																																				
Parcel Location Situs 00206 S KANSAS Subdivision LAVERNE ORIG. Lot/Block 0001 / 0036 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70538694 -99.89320123 LAVERNE ORIG BLOCK 36 LOTS S2 1-2-3					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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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 70	<p>2001-00-036-001-0-002-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	850 / 850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 61

Cost Approach		Manual :	
Base Cost	106.34	Total Misc Impr	+ 7,166
Roofing Adj	+ 4.64	Garage Cost	+ 19,569
Subfloor Adj	+ 0.00	Total RCN	= 136,606
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 86,062
Plumbing Adj	+ 7.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,544
Adj Base Cost	= 129.26	Lot Value	+ 2,100
Total Area	x 850	Indicated Value	= 52,644
Adjusted Cost	= 109,871	Value Per SqFt	61.93

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	50,544		
Lot Value	2,100		
Indicated Value	52,644	61.93	Per SqFt
Agland Value			
Site Improvements	2,340		
Total Value	54,984	64.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4830	28x24		672	9.22		6,196
RSPC	Raised Slab Porch - Covered	4831	8x3		24	40.43		970



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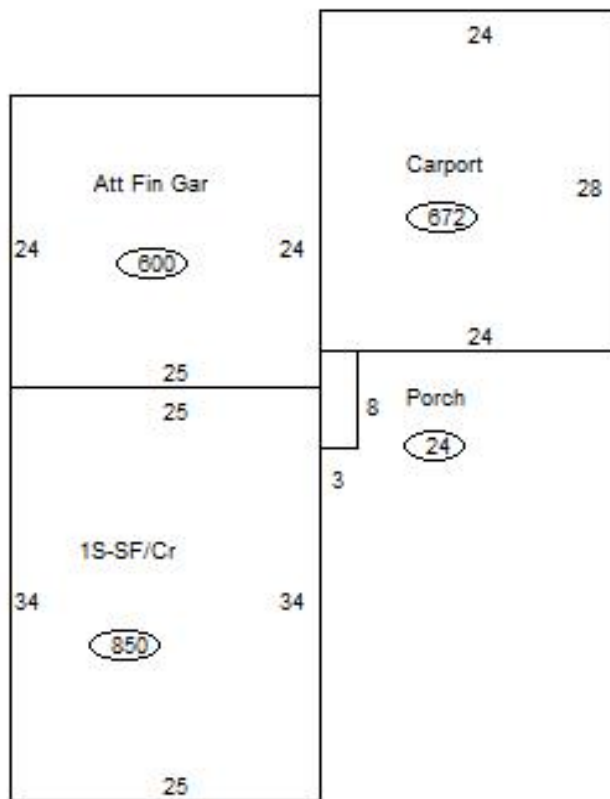
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Sketch Image

300005901



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	850	1.000	850
2	G	5		20	Att Fin Gar	600	1.000	600
3	M	CPAT		20	Carport	672	1.000	672
4	M	RSPC		20	Porch	24	1.000	24
Total Building Area						850		850



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300005901

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / by Shed	8x12x0			96	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (7.12 x 96)		684			684	472	212
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (22.95 x 120)		2,754			2,754	1,267	1,487
	PACN	Paving - Concrete / Driveway	30x26x0			780	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.11 x 780)		3,206			3,206	2,565	641