



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:14
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Assessment Data					Primary Image																																																																																																																				
Account 300005903 Parcel ID 2001-00-036-007-0-001-00 Cadastral ID 2001-036-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15045 WHISENHUNT, TOSHA M. RT 2 BOX 371 LAVERNE OK 73848-0000 Parcel Location Situs 00511 SW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0036 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-036-007-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-036-007-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

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, Wood
Base/Total Area	880 / 880
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	880
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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	96.96	Total Misc Impr	+ 1,207
Roofing Adj	+ 5.65	Garage Cost	+ 0
Subfloor Adj	+ -2.13	Total RCN	= 97,532
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 72,174
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,358
Adj Base Cost	= 109.46	Lot Value	+ 2,800
Total Area	x 880	Indicated Value	= 28,158
Adjusted Cost	= 96,325	Value Per SqFt	32.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	25,358	
Lot Value	2,800	
Indicated Value	28,158	32.00 Per SqFt
Agland Value		
Site Improvements	137	
Total Value	28,295	32.15 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Raised Slab Porch - Open	4836	5x4		20	9.78	196
RSPC	Raised Slab Porch - Covered	4837	5x5		25	40.43	1,011



Harper

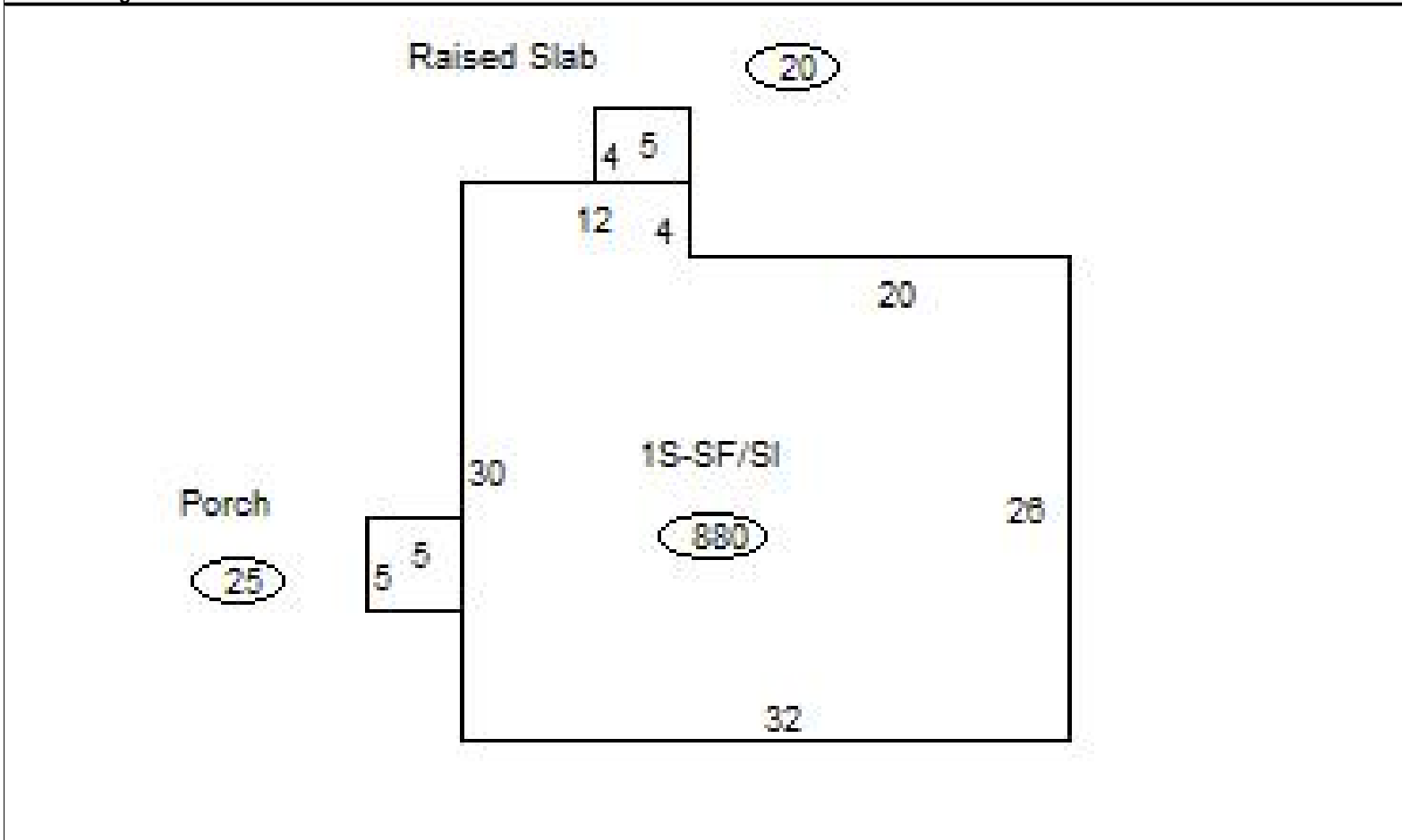
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Sketch Image

300005903



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	880	1.000	880
2	M	PATO		20	Raised Slab	20	1.000	20
3	M	RSPC		20	Porch	25	1.000	25
Total Building Area						880		880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Sidewalk	24x4x0			96
	Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.12 x 96)	684		684	547
				137