




# 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																																																																																																																			
<b>Account</b> 300005904 <b>Parcel ID</b> 2001-00-036-009-0-001-00 <b>Cadastral ID</b> 2001-036-009-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 24835 DANIEL, WAYNE & JAN KELLYE DANIEL  23502 NS 168 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00515 SW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0009 / 0036 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2001-00-036-009-0-001-00_001.JPG 2/28/2023</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.70638930 -99.89466036 LAVERNE ORIG BLOCK 36 LOTS 9-10; E 12' OF 11 BOOK 764 PAGE 143																																																																																																																								
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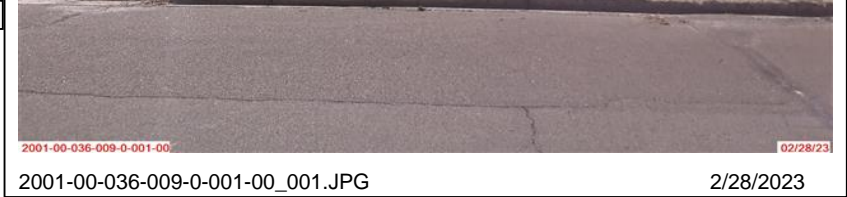
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62 x 140	
Lot Count		
Units Buildable	3472	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,680.00 x .40 = 3,472	
Factor Value		
Adjustments		
Lot Value	3,472	

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	1,236 / 1,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	286 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61



2001-00-036-009-0-001-00\_001.JPG 2/28/2023

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	95.16	Total Misc Impr	+ 3,210
Roofing Adj	+ 5.15	Garage Cost	+ 9,162
Subfloor Adj	+ 0.00	Total RCN	= 156,045
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 98,308
Plumbing Adj	+ 5.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,737
Adj Base Cost	= 116.24	Lot Value	+ 3,472
Total Area	x 1,236	Indicated Value	= 61,209
Adjusted Cost	= 143,673	Value Per SqFt	49.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,737		
Lot Value	3,472		
Indicated Value	61,209	49.52	Per SqFt
Agland Value			
Site Improvements	1,711		
Total Value	62,920	50.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4838	14x4		56	22.79		1,276
CPDT	Carport - Detached	8291	20x10		200	9.67		1,934



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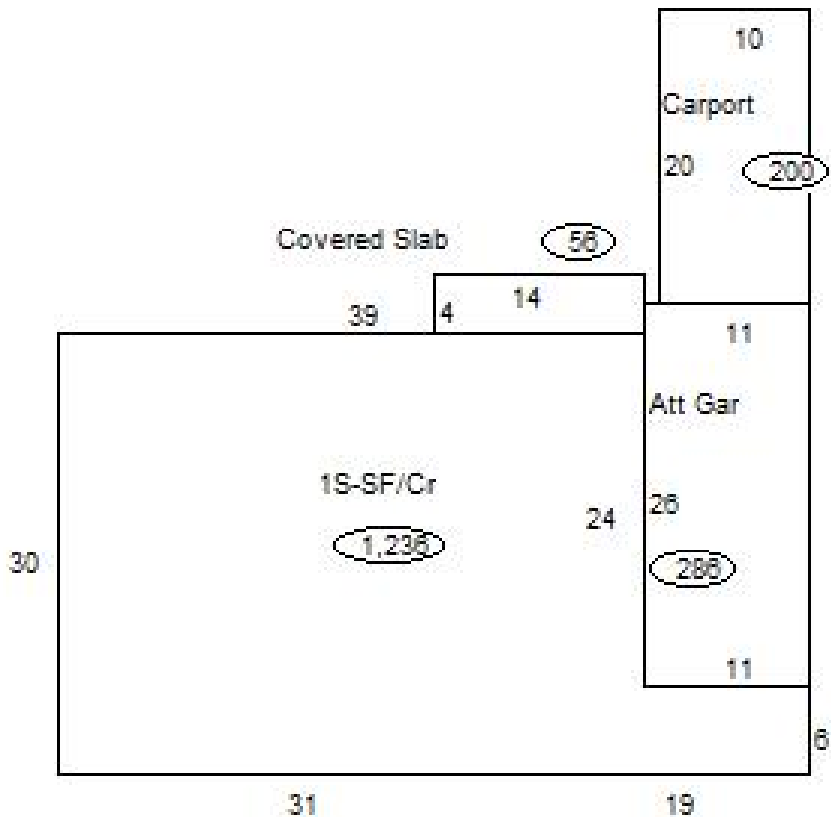
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### Sketch Image

300005904



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	56	1.000	56
2	G	1		20	Att Gar	286	1.000	286
3	R	1	Crawl	20	1S-SF/Cr	1,236	1.000	1,236
4	G	4		20	Carport	200	1.000	200
<b>Total Building Area</b>						1,236		1,236



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300005904

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	36x12x0			432
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.17 x 432)		1,801		1,801	1,441	360
	PACN	Paving - Concrete Walk Back Yard	52x3x0			156
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.26 x 156)		977		977	782	195
	SHDS	Yard Shed - Wood	12x10x12	Base	Composition Shingle	120
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.98 x 120)		2,878		2,878	2,302	576
	CPDT	Carport - Detache-back yard	25x12x10	Base	Formed Metal	300
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.67 x 300)		2,901		2,901	2,321	580