



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300005906 Parcel ID 2001-00-036-014-0-001-00 Cadastral ID 2001-036-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15047 DAUPHIN, BELINDA K. PO BOX 26 FARGO OK 73840-0000 Parcel Location Situs 00523 SW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0014 / 0036 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-036-014-0-001-00 02/28/23</p> <p>2001-00-036-014-0-001-00_003.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70599696 -99.89324776 LAVERNE ORIG BLOCK 36 LOTS 14-15																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	63.6 x 140	 <p>2001-00-036-014-0-001-00_003.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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,322 / 2,322
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,322
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
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	79.36	Total Misc Impr	+ 2,355
Roofing Adj	+ 3.70	Garage Cost	+
Subfloor Adj	+ -1.76	Total RCN	= 225,940
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 167,196
Plumbing Adj	+ 4.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,744
Adj Base Cost	= 96.29	Lot Value	+ 3,562
Total Area	x 2,322	Indicated Value	= 62,306
Adjusted Cost	= 223,585	Value Per SqFt	26.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,744		
Lot Value	3,562		
Indicated Value	62,306	26.83	Per SqFt
Agland Value			
Site Improvements	5,160		
Total Value	67,466	29.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4849	14x12		168	9.22		1,549
RSPC	Raised Slab Porch - Covered	4851	6x3		18	40.45		728
PATO	Slab Porch - Open	4852	4x2		8	9.78		78



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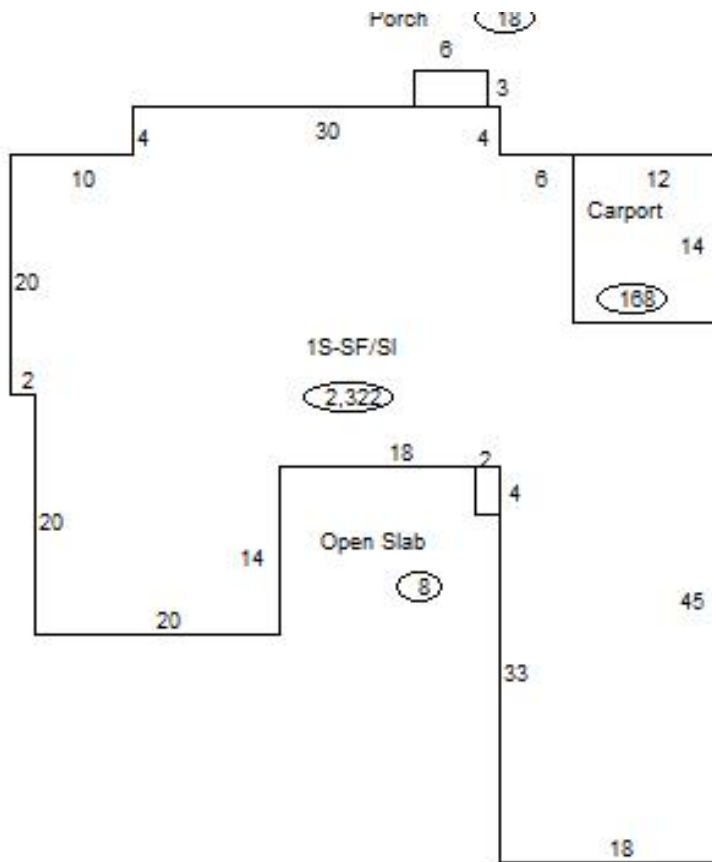
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Sketch Image

300005906



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPAT		20	Carport	168	1.000	168
2	R	1	Slab	20	1S-SF/SI	2,322	1.000	2,322
3	M	RSPC		20	Porch	18	1.000	18
4	M	PATO		20	Open Slab	8	1.000	8
Total Building Area						2,322		2,322



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood / Beauty Shop	24x14x8		Composition Roll	336	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
	Base Cost (18.91 x 336)		6,354		6,354	4,448	1,906
	PACN	Paving - Concrete / Driveway	40x10x0			400	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.17 x 400)		1,668		1,668	1,334	334
	PACN	Paving - Concrete / E/W Sidewalk	50x3x0			150	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.35 x 150)		953		953	762	191
	PACN	Paving - Concrete / N/S Sidewalk	12x6x0			72	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.47 x 72)		538		538	430	108
	GRDT	Garage - Detached	22x15x8		Composition Roll	330	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (39.71 x 330)		13,104		13,104	10,483	2,621