



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005917 Parcel ID 2001-00-037-007-0-001-00 Cadastral ID 2001-037-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15056 OHAIR, GARY P. & RHONDA K. OHAIR 905 S BROADWAY AVE LAVERNE OK 73848-0000 Parcel Location Situs 00415 SW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0037 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-037-007-0-001-00 02/28/23</p> <p>2001-00-037-007-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70688452 -99.89400500 LAVERNE ORIG BLOCK 37 LOTS 7-8-9-10																																																																																																																									
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 Time 07:14:26
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-037-007-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,040 / 2,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,040
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1930 / 66

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	89.50	Total Misc Impr	+ 2,810
Roofing Adj	+ 3.71	Garage Cost	+ 13,545
Subfloor Adj	+ -1.78	Total RCN	= 231,228
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 154,923
Plumbing Adj	+ 3.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 76,305
Adj Base Cost	= 105.33	Lot Value	+ 5,600
Total Area	x 2,040	Indicated Value	= 81,905
Adjusted Cost	= 214,873	Value Per SqFt	40.15

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	76,305	
Lot Value	5,600	
Indicated Value	81,905	40.15 Per SqFt
Agland Value		
Site Improvements	744	
Total Value	82,649	40.51 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	4892	20x12		240	9.67		2,321
PATO	Raised Slab Porch - Open	8666	10x5		50	9.78		489



Harper

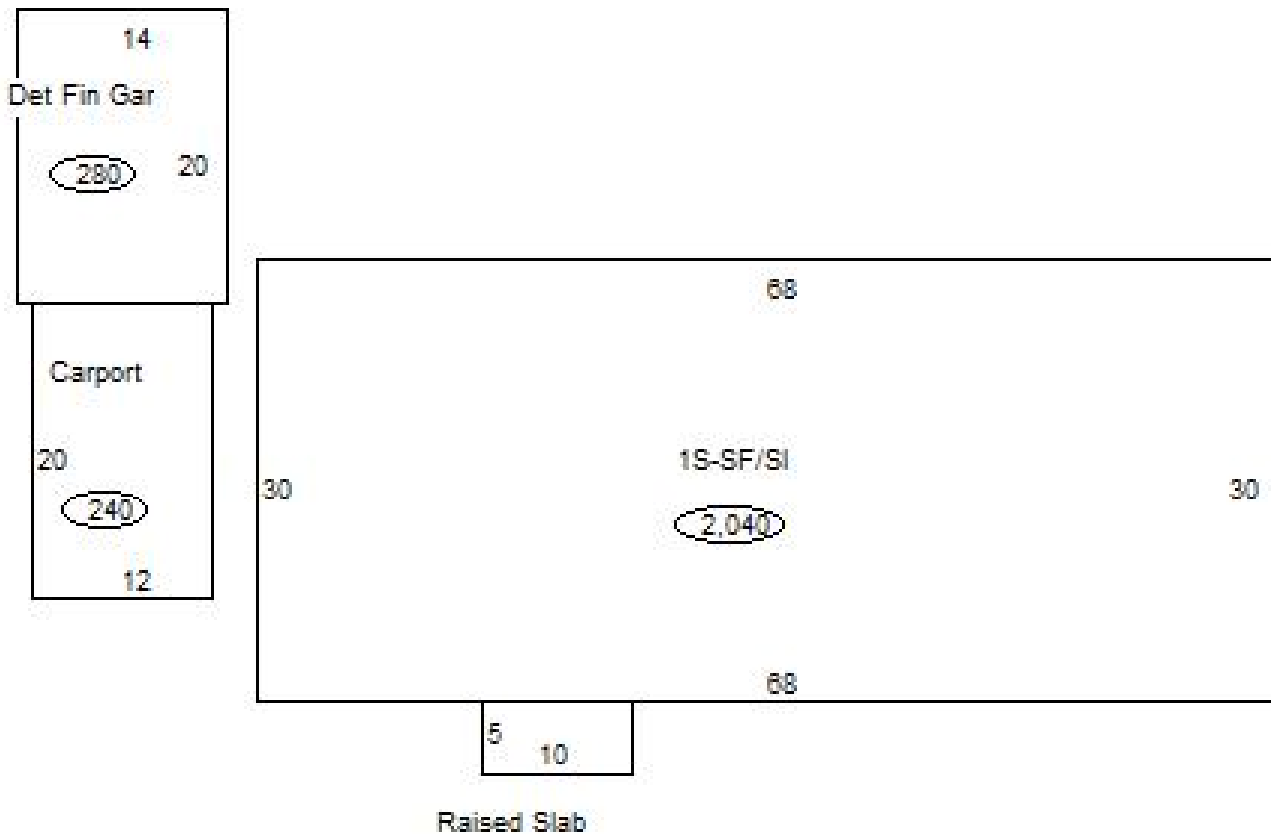
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 Page 3

Sketch Image

300005917



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,040	1.000	2,040
2	G	6		20	Det Fin Gar	280	1.000	280
3	M	CPDT		20	Carport	240	1.000	240
4	M	PATO		20	Raised Slab	50	1.000	50
Total Building Area						2,040		2,040



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 Page 4

300005917

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	56x12x0			672
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	Valuation Summary Base Cost (4.13 x 672) 2,775		Modifier Total	RCN 2,775	Depr (80% Phys/ % Func) 2,220	RCNLD 555
	PACN	Paving - Concrete / Sidewalk	28x3x0			84
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	Valuation Summary Base Cost (7.30 x 84) 613		Modifier Total	RCN 613	Depr (80% Phys/ % Func) 490	RCNLD 123
	PACN	Paving - Concrete / Sidewalk	14x3x0			42
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	Valuation Summary Base Cost (7.91 x 42) 332		Modifier Total	RCN 332	Depr (80% Phys/ % Func) 266	RCNLD 66