



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:34
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Assessment Data					Primary Image																																																																																																																				
Account 300005926 Parcel ID 2001-00-038-005-0-001-00 Cadastral ID 2001-038-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25834 HUNTER, ZACHARY D. & BARBARA J. HUNTER 2163 NS 161 ROAD GATE OK 73844- Parcel Location Situs 00323 SW FIRST ST 323 SW 1st St Subdivision LAVERNE ORIG. Lot/Block 0005 / 0038 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-038-005-0-001-00 02/28/23</p> <p>2001-00-038-005-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.71100795 -99.89820239 LAVERNE ORIG. BLOCK 38 LOTS 5-6-7-8-9 THRU 12																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	200 x 140	 <p>2001-00-038-005-0-001-00 02/28/23</p> <p>2001-00-038-005-0-001-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	11200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	28,000.00 x .40 = 11,200	
Factor Value		
Adjustments		
Lot Value	11,200	

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	684 / 684
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	684
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	660 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1940 / 85



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	104.74	Total Misc Impr	+ 5,430
Roofing Adj	+ 4.96	Garage Cost	+ 25,391
Subfloor Adj	+ -2.36	Total RCN	= 110,610
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 88,488
Plumbing Adj	+ 9.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,122
Adj Base Cost	= 116.65	Lot Value	+ 11,200
Total Area	x 684	Indicated Value	= 33,322
Adjusted Cost	= 79,789	Value Per SqFt	48.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,122		
Lot Value	11,200		
Indicated Value	33,322	48.72	Per SqFt
Agland Value			
Site Improvements	1,217		
Total Value	34,539	50.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4932	14x8		112	22.64		2,536
RSPC	Raised Slab Porch - Covered	4933	12x6		72	40.20		2,894



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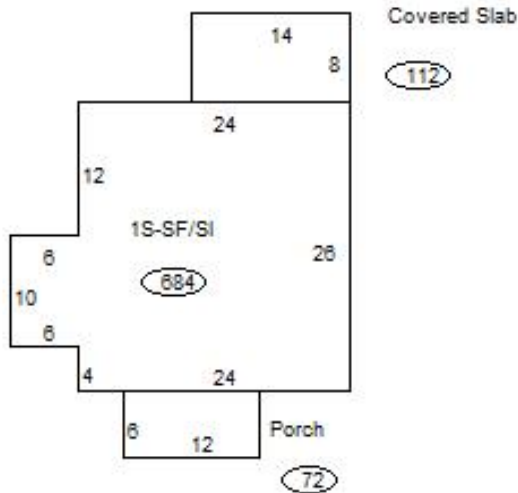
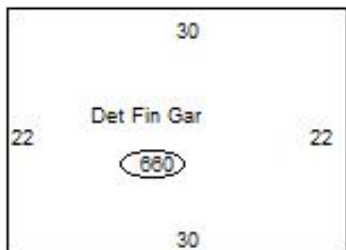
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Sketch Image

300005926



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	6		20	Det Fin Gar	660	1.000	660
2	M	PRCH		20	Covered Slab	112	1.000	112
3	M	RSPC		20	Porch	72	1.000	72
4	R	1	Slab	20	1S-SF/Sl	684	1.000	684
Total Building Area						684		684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-038-005-0-001-00 1 HOUSES & 3 CAR DET GARAGE</p> <p>08/23/2019 14:54</p>	SHDS	Yard Shed - Metal	20x16x8		Composition Roll	320
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (19.01 x 320)	6,083	6,083	4,866	1,217