



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:14:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005928 <b>Parcel ID</b> 2001-00-038-017-0-001-00 <b>Cadastral ID</b> 2001-038-017-00-0-001-00 <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> 25786 GREEN, DAVID REID & MOLLY GREEN  17301 E 19 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00306 SW SECOND ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0017 / 0038 <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>2001-00-038-017-0-001-00 02/28/23</p> <p>2001-00-038-017-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	50 x 140	
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	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	896 Total
Garage Type	
Remodel	
Year/Eff Age	1940 / 78

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	32,869		
Lot Value	2,800		
Indicated Value	35,669	39.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	35,669	39.81	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	101.49	Total Misc Impr	+ 662
Roofing Adj	+ 5.23	Garage Cost	+ 662
Subfloor Adj	+ 0.00	Total RCN	= 131,478
Heat/Cool Adj	+ 1.97	Depreciation ( 75%)	- 98,609
Plumbing Adj	+ 9.61	Lump Sums	+ 0
Basement Adj	+ 27.70	RCNLD	= 32,869
Adj Base Cost	= 146.00	Lot Value	+ 2,800
Total Area	x 896	Indicated Value	= 35,669
Adjusted Cost	= 130,816	Value Per SqFt	39.81

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	11514	7x5		35	11.02		386
PATO	Raised Slab Porch - Open	11515	5x5		25	11.02		276



Harper

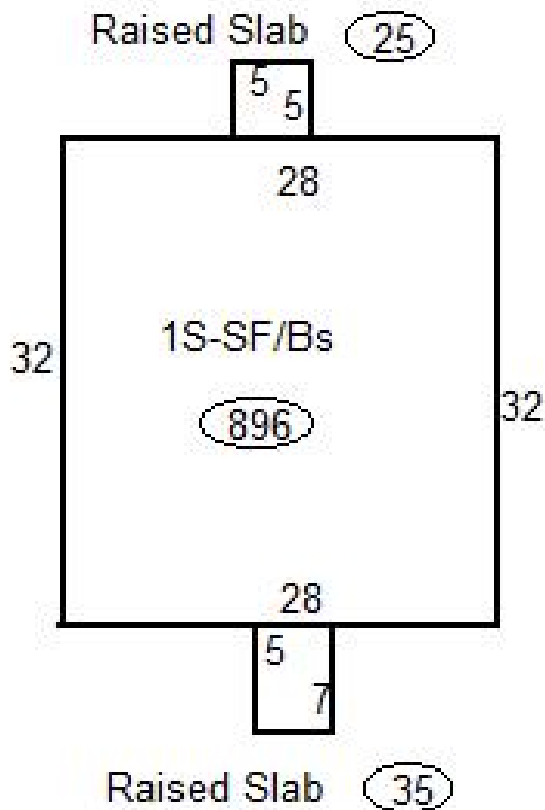
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Sketch Image

300005928



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	896	1.000	896
2	M	PATO		20	Raised Slab	35	1.000	35
3	M	PATO		20	Raised Slab	25	1.000	25
<b>Total Building Area</b>						896		896