



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300005935 <b>Parcel ID</b> 2001-00-039-020-0-001-00 <b>Cadastral ID</b> 2001-039-020-00-0-001-00 <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> 15072 BROWN, CHANCE & KELLY BROWN  PO BOX 1180 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00222 S OKLAHOMA <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0020 / 0039 <b>Parcel Size</b> 5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>MOBILE HOMEWITH FRONT PORCH 3/1/2023</p>																																																																																																															
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	 <p>MOBILE HOMEWITH FRONT PORCH 3/1/2023</p>
Lot Count		
Units Buildable	7000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	6 Mobile Home 82 x 32
Condition	3.8 - Average
Quality	3.8 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,624 / 2,624
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 9

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	52.39	Total Misc Impr	+ 8,235
Roofing Adj	+ 2.61	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 169,349
Heat/Cool Adj	+ 1.85	Depreciation ( 20%)	- 33,870
Plumbing Adj	+ 4.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 135,479
Adj Base Cost	= 61.40	Lot Value	+ 7,000
Total Area	x 2,624	Indicated Value	= 142,479
Adjusted Cost	= 161,114	Value Per SqFt	54.30

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	135,479	
Lot Value	7,000	
Indicated Value	142,479	54.30 Per SqFt
Agland Value		
Site Improvements	36,139	
Total Value	178,618	68.07 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Masonry	0		1	1	5,821.29		5,821
RSPC	Raised Slab Porch - Covered	4965	8x8	2023	64	28.91		1,850
PATO	Raised Slab Porch - Open	8680	8x6	2023	48	11.76		564



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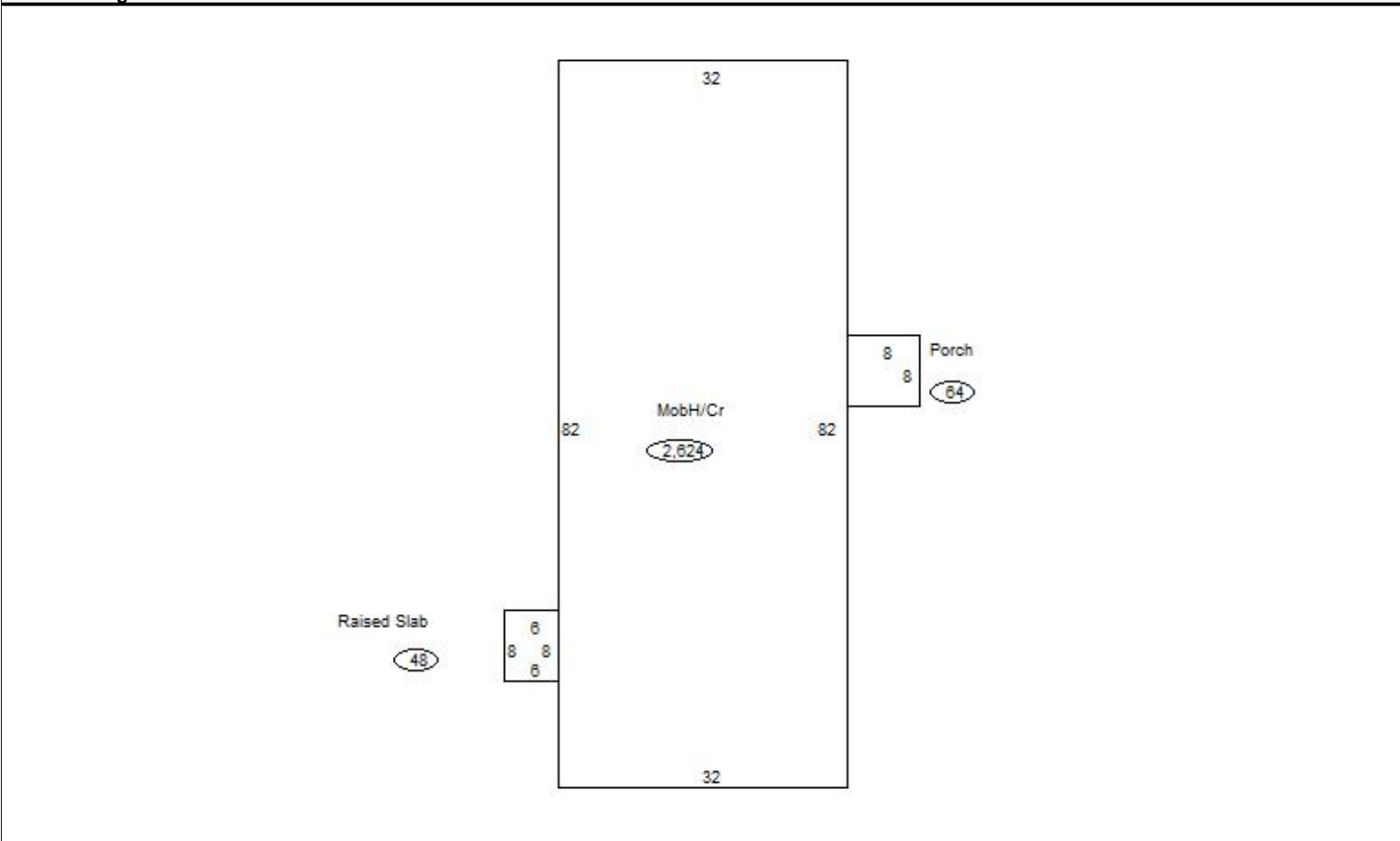
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### Sketch Image

300005935



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,624	1.000	2,624
2	M	RSPC		20	Porch	64	1.000	64
3	M	PATO		20	Raised Slab	48	1.000	48
<b>Total Building Area</b>						2,624		2,624



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	SHED / OPEN FRONT	52x38x16		Formed Metal	1,976
	Qual 3	Cond 3	Year 2023	Eff Age 3		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.23 x 1,976)	37,998	37,998	5,320	32,678
	PACN	Paving - Concrete / DRIVEWAY	42x30x0			1,260
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.04 x 1,260)	5,090	5,090	1,629	3,461