



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:06
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Assessment Data					Primary Image																																																																																																															
Account	300005963																																																																																																																			
Parcel ID	2001-00-042-021-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	2																																																																																																																	
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
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206 COUNTY LINE LAVERNE OK 73848-0000																																																																																																																				
Parcel Location Situs 00206 COUNTY LINE RD Subdivision LAVERNE ORIG. Lot/Block 0021 / 0042 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
Legal Description Lat/Long: 36.71517770 -99.89304517 LAVERNE ORIG BLOCK 42 LOTS E 10' OF N 70' OF 21; N 70' OF 22-23 24																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	85 x 70	
Lot Count		
Units Buildable	2380	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,950.00 x .40 = 2,380	
Factor Value		
Adjustments		
Lot Value	2,380	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,050 / 1,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	325 Attached Garage - Unfinished 1 Stalls
Remodel	ROOF -
Year/Eff Age	1965 / 50

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	65,592		
Lot Value	2,380		
Indicated Value	67,972	64.74	Per SqFt
Agland Value			
Site Improvements	3,635		
Total Value	71,607	68.20	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	99.93	Total Misc Impr	+ 7,514
Roofing Adj	+ 5.35	Garage Cost	+ 10,020
Subfloor Adj	+ 0.00	Total RCN	= 145,760
Heat/Cool Adj	+ 10.77	Depreciation (55%)	- 80,168
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,592
Adj Base Cost	= 122.12	Lot Value	+ 2,380
Total Area	x 1,050	Indicated Value	= 67,972
Adjusted Cost	= 128,226	Value Per SqFt	64.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	5066	13x8	1980	104	17.05		1,773
RSPC	Raised Slab Porch - Covered	5067	16x9	1965	144	39.87		5,741



Harper

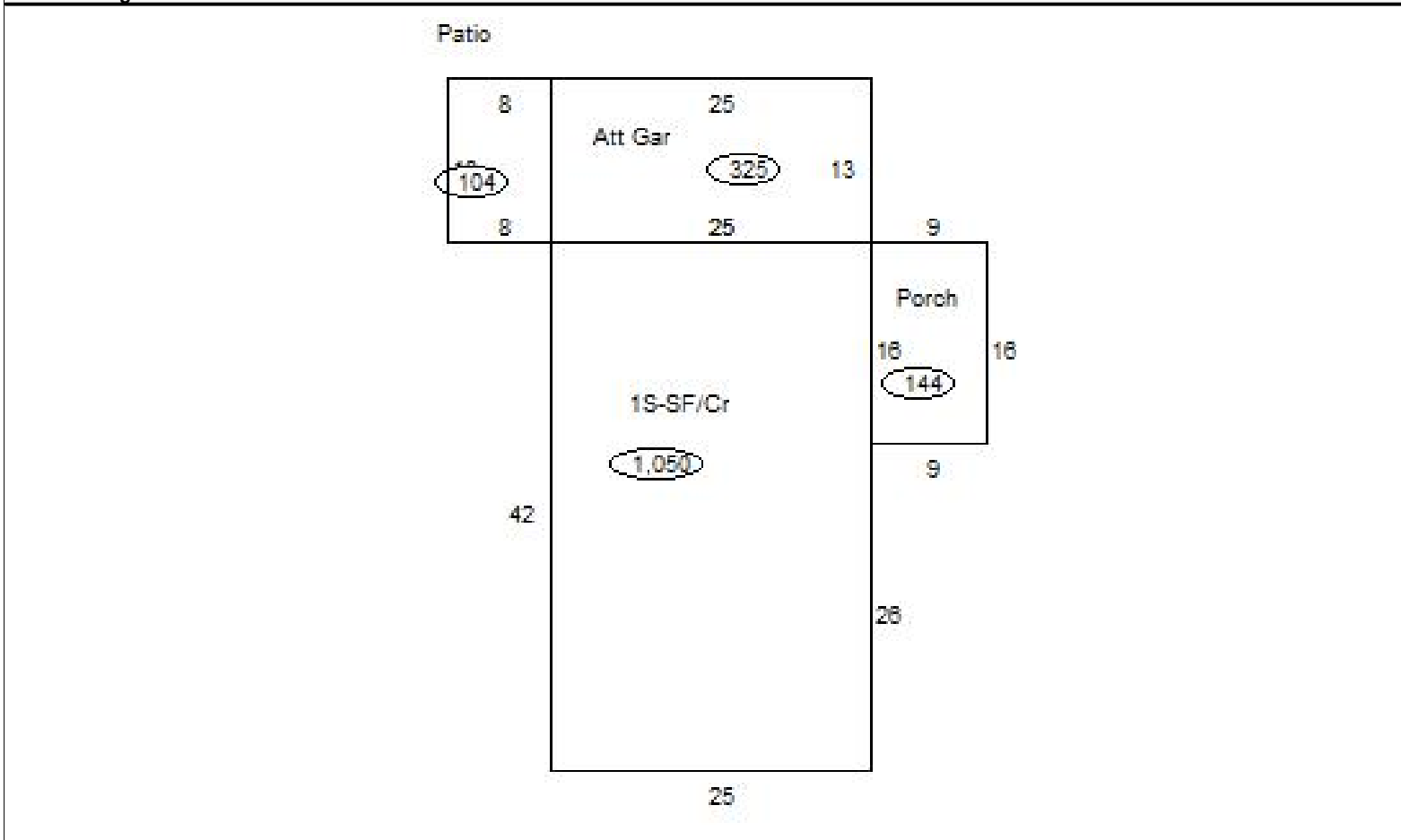
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Sketch Image

300005963



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	325	1.000	325
2	M	PATC		20	Patio	104	1.000	104
3	M	RSPC		20	Porch	144	1.000	144
4	R	1	Crawl	20	1S-SF/Cr	1,050	1.000	1,050
Total Building Area						1,050		1,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	16x10x6		Formed Metal	160	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD	
	Base Cost (21.40 x 160)		3,424		3,424	1,438	1,986
	SHDS	STORAGE BEHIND HOUSE	10x10x8		Formed Metal	100	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD	
	Base Cost (23.83 x 100)		2,383		2,383	1,001	1,382
	PACN	Paving - Concrete Drive	29x11x0			319	
	Qual	3	Cond 3	Year 2007	Eff Age 19		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.19 x 319)		1,337		1,337	1,070	267