




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:00
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Assessment Data					Primary Image																																																																																																																				
Account 300006023 Parcel ID 2001-00-048-001-0-001-00 Cadastral ID 2001-048-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15129 MILLER, CHASSITY LOU ANN P O BOX 761 LAVERNE OK 73848-0000 Parcel Location Situs 00403 W JANE JAYROE Subdivision LAVERNE ORIG. Lot/Block 0001 / 0048 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-048-001-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-048-001-0-001-00_001.JPG 2/28/2023</p>
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	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1930 / 67



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	86.39	Total Misc Impr	+ 5,741
Roofing Adj	+ 4.12	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 129,456
Heat/Cool Adj	+ 1.73	Depreciation (68%)	- 88,030
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,426
Adj Base Cost	= 97.26	Lot Value	+ 2,800
Total Area	x 1,272	Indicated Value	= 44,226
Adjusted Cost	= 123,715	Value Per SqFt	34.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,426		
Lot Value	2,800		
Indicated Value	44,226	34.77	Per SqFt
Agland Value			
Site Improvements	8,455		
Total Value	52,681	41.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5151	24x6	1930	144	39.87		5,741



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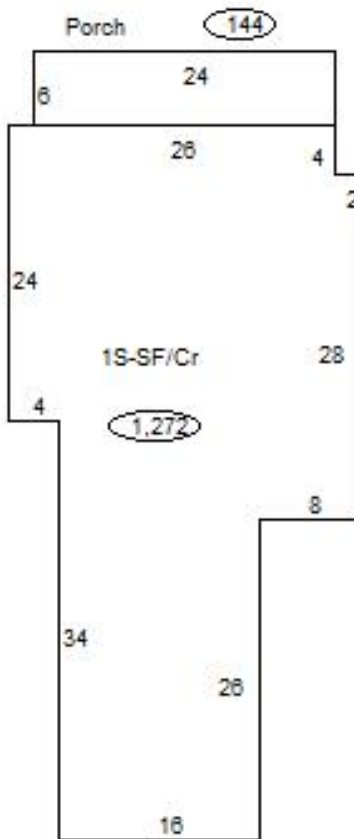
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Sketch Image

300006023



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,272	1.000	1,272
2	M	RSPC		20	Porch	144	1.000	144
Total Building Area						1,272		1,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	WODO	Wood Deck - POOL DECK	55x10x0			550		
	Qual	3	Cond	3	Year	2024	Eff Age	2
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD		
Base Cost (14.43 x 550)		7,937			7,937	794	7,143	
	SHDS	Yard Shed - Metal	10x8x6		Galvanized Metal	80		
	Qual	3	Cond	3	Year	2017	Eff Age	9
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD		
Base Cost (24.49 x 80)		1,959			1,959	784	1,175	
	PACN	Paving - Concrete / SIDEWALK	24x4x0			96		
	Qual	3	Cond	3	Year	1930	Eff Age	96
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (7.12 x 96)		684			684	547	137	