




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300006026 Parcel ID 2001-00-048-008-0-001-00 Cadastral ID 2001-048-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15132 HOPE, GABRIEL W. & BROOK L. HOPE 2251 NS 177 RD LAVERNE OK 73848-0000 Parcel Location Situs 00413 W JANE JAYROE Subdivision LAVERNE ORIG. Lot/Block 0008 / 0048 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-048-008-0-001-00_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	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	680 / 680
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	680
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	840 Detached Garage - Finished
Remodel	
Year/Eff Age	1940 / 120

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	15,938		
Lot Value	2,800		
Indicated Value	18,738	27.56	Per SqFt
Agland Value			
Site Improvements	368		
Total Value	19,106	28.10	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	78.21	Total Misc Impr	+ 535
Roofing Adj	+ 3.71	Garage Cost	+ 18,664
Subfloor Adj	+ 0.00	Total RCN	= 79,692
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 63,754
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,938
Adj Base Cost	= 88.96	Lot Value	+ 2,800
Total Area	x 680	Indicated Value	= 18,738
Adjusted Cost	= 60,493	Value Per SqFt	27.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5161	4x2		8	27.69		222
PRCH	Slab Porch - Covered	5162	5x4		20	15.64		313



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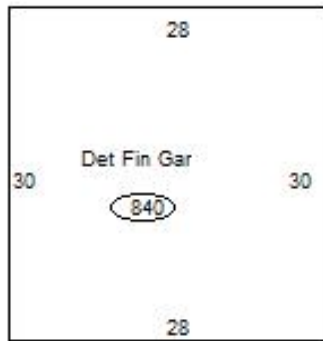
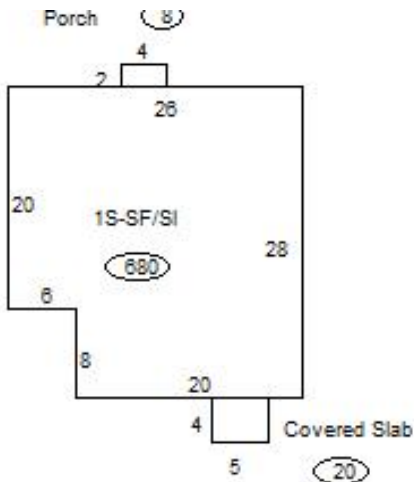
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Sketch Image

300006026



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	680	1.000	680
2	M	RSPC		20	Porch	8	1.000	8
3	M	PRCH		20	Covered Slab	20	1.000	20
4	G	6		20	Det Fin Gar	840	1.000	840
Total Building Area						680		680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport / BY SHED	12x8x0		Galvanized Metal	96
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.88 x 96)		372		372	298	74
PACN		Paving - Concrete / DRIVEWAY	22x16x0			352
	Qual 3	Cond 3	Year 1940	Eff Age 86		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.18 x 352)		1,471		1,471	1,177	294