



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:07  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006030 <b>Parcel ID</b> 2001-00-048-016-0-001-00 <b>Cadastral ID</b> 2001-048-016-00-0-001-00 <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> 15136 MEYER, TROY JAMES  PO BOX 1013 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00420 SW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0016 / 0048 <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>2001-00-048-016-0-001-00 02/28/23</p> <p>2001-00-048-016-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-048-016-0-001-00_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	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	504 / 504
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	504
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 134

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		

Cost Approach		Manual :	
Base Cost	78.21	Total Misc Impr	+ 1,649
Roofing Adj	+ 3.71	Garage Cost	+ 48,375
Subfloor Adj	+ 0.00	Total RCN	= 38,700
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 0
Plumbing Adj	+ 9.49	Lump Sums	+ 9,675
Basement Adj	+ 0.00	RCNLD	= 2,800
Adj Base Cost	= 92.71	Lot Value	+ 12,475
Total Area	x 504	Indicated Value	= 24.75
Adjusted Cost	= 46,726	Value Per SqFt	

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	9,675	
Lot Value	2,800	
Indicated Value	12,475	24.75 Per SqFt
Agland Value		
Site Improvements	489	
Total Value	12,964	25.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8689	12x5		60	27.48		1,649



Harper

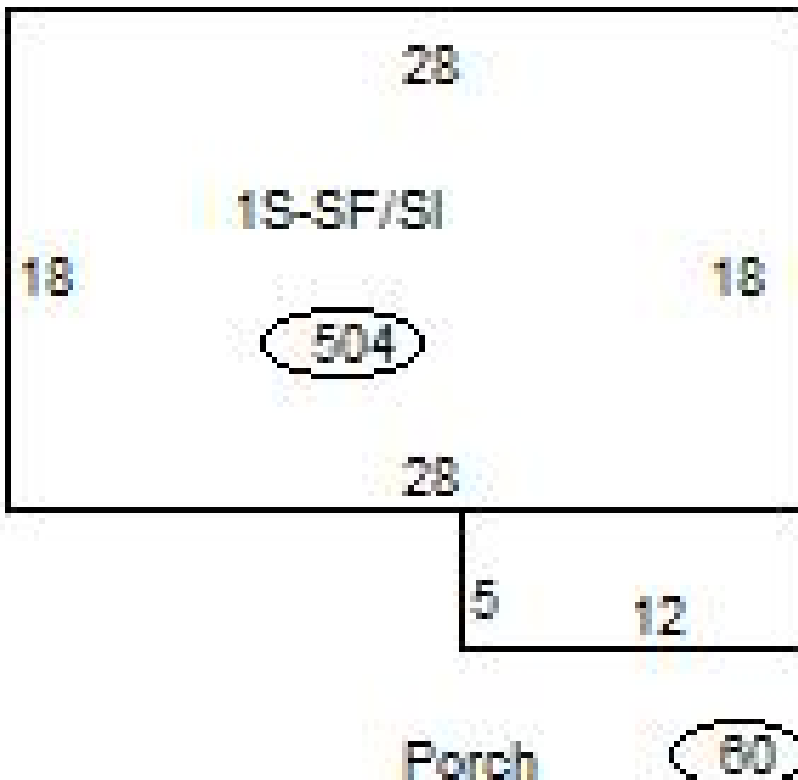
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Sketch Image

300006030



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	504	1.000	504
2	M	RSPC		20	Porch	60	1.000	60
<b>Total Building Area</b>						504		504



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x8x6		Composition Roll	64
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	1980	46		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (28.05 x 64)	1,795		1,795	1,436	359

PACN	Paving - Concrete / SIDEWALK	30x3x0			90
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
3	3	1930	96		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.21 x 90)	649		649	519	130



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<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 75 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,200 / 1,200
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 53

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	48.65	Total Misc Impr	+ 1,239
Roofing Adj	+ 2.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 71,991
Heat/Cool Adj	+ 3.08	Depreciation ( 80%)	- 57,593
Plumbing Adj	+ 4.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,398
Adj Base Cost	= 58.96	Lot Value	+ 14,398
Total Area	x 1,200	Indicated Value	= 14,398
Adjusted Cost	= 70,752	Value Per SqFt	12.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	14,398	
Lot Value		
Indicated Value	14,398	12.00 Per SqFt
Agland Value		
Site Improvements	213	
Total Value	14,611	12.18 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	8786	7x7		49	25.28		1,239



Harper

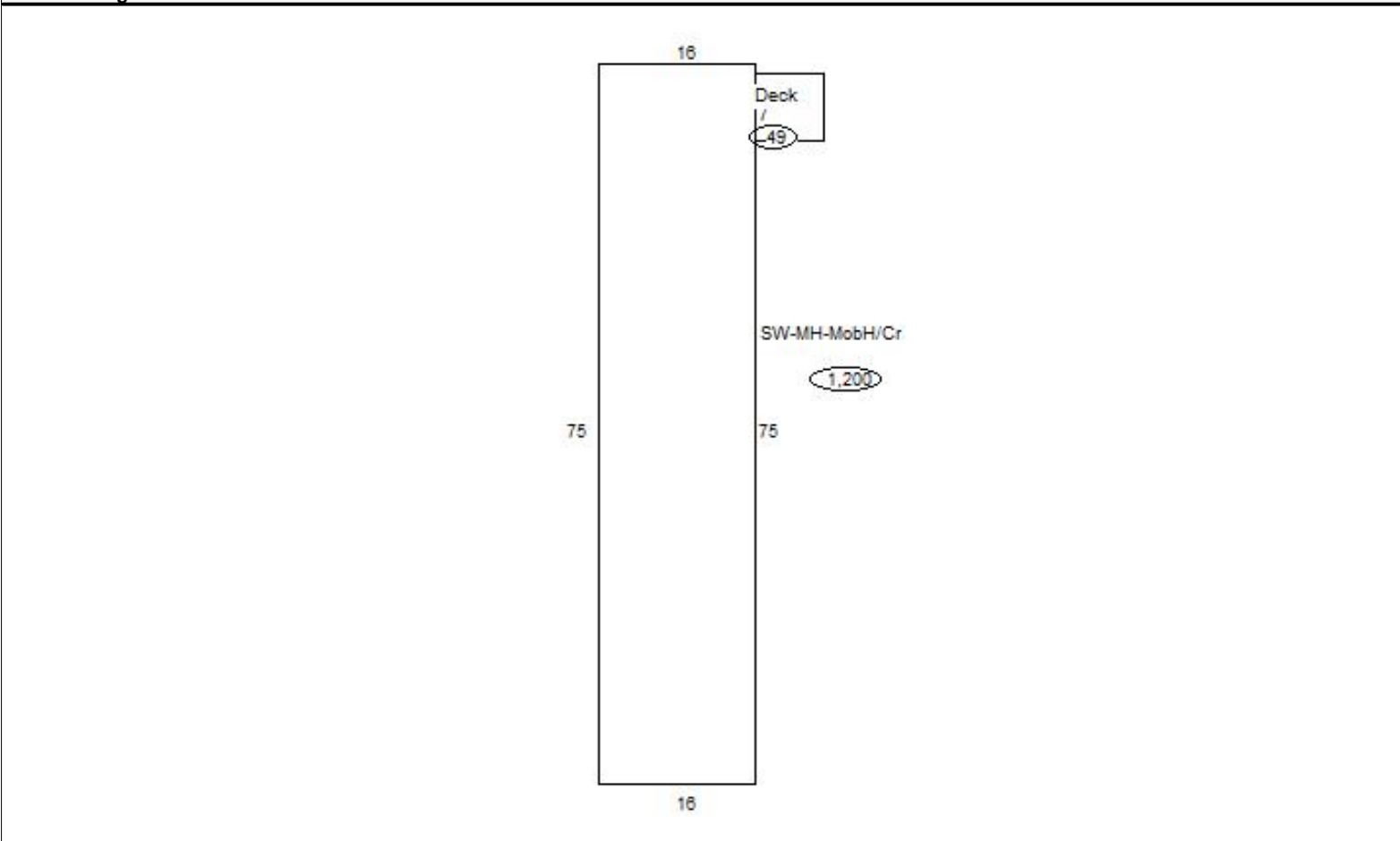
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Sketch Image

300006030



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,200	1.000	1,200
2	M	WODO		20	Deck	49	1.000	49
<b>Total Building Area</b>						1,200		1,200



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ DRIVEWAY	15x12x0			180
	Qual 3	Cond 3	Year 1980	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.92 x 180)	1,066		1,066	853
				213