




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:24  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006047 <b>Parcel ID</b> 2001-00-051-005-0-001-00 <b>Cadastral ID</b> 2001-051-005-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25070 HUYEN, KASSIE LEE  P O BOX 1252 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00413 NW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0005 / 0051 Parcel Size 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>ENCLOSED PORCH/FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71404250 -99.89790805 LAVERNE ORIG BLOCK 51 LOTS 5-6-7																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2001-00-051-005-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,928 / 1,928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	594 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 68



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	88.28	Total Misc Impr	+ 6,172
Roofing Adj	+ 5.52	Garage Cost	+ 28,224
Subfloor Adj	+ 0.00	Total RCN	= 251,701
Heat/Cool Adj	+ 13.89	Depreciation ( 60%)	- 151,021
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,680
Adj Base Cost	= 112.71	Lot Value	+ 4,200
Total Area	x 1,928	Indicated Value	= 104,880
Adjusted Cost	= 217,305	Value Per SqFt	54.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,680		
Lot Value	4,200		
Indicated Value	104,880	54.40	Per SqFt
Agland Value			
Site Improvements	5,139		
Total Value	110,019	57.06	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPKG	Enclosed Porch - Glass	5219	25x7		175	35.27	6,172



Harper

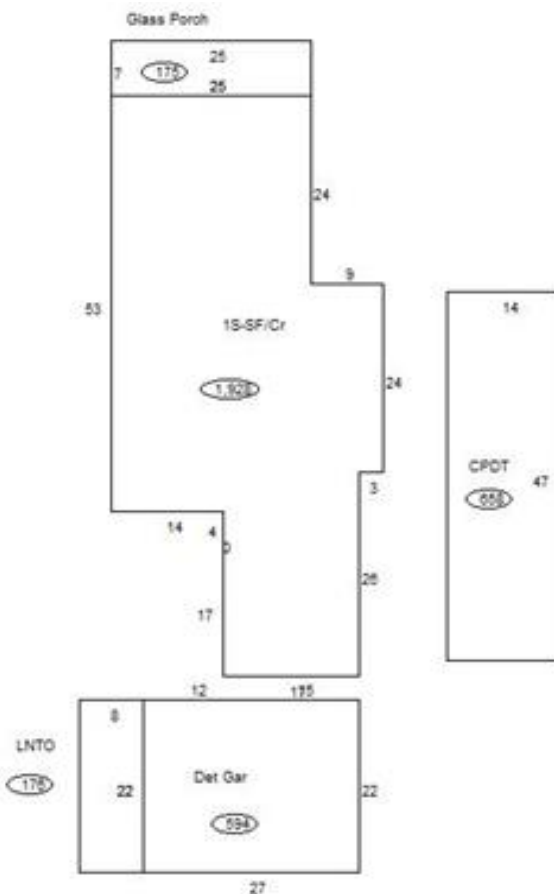
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Sketch Image

300006047



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	594	1.000	594
2	M	EPKG		20	Glass Porch	175	1.000	175
3	R	1	Crawl	20	1S-SF/Cr	1,928	1.000	1,928
4	O	LNTO		20	LNTO	176	1.000	176
5	O	CPDT		20	CPDT	658	1.000	658
<b>Total Building Area</b>						<b>1,928</b>		<b>1,928</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Att*on Sketch	8x22x0		Formed Metal	176
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (8.08 x 176)		1,422		1,422	356
	WODO	Wood Deck - Open	12x4x0			48
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.32 x 48)		1,215		1,215	595
	SHDS	Yard Shed - Metal West	10x12x10		Formed Metal	120
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.14 x 120)		2,777		2,777	1,277
	CPDT	Carport - Detached*On Sketch	14x47x8		Formed Metal	658
	Qual	3	Cond 3	Year 1994	Eff Age 32	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (8.36 x 658)		5,501		5,501	4,401
	PACN	Paving - Concrete Drive	100x9x0			900
	Qual	3	Cond 3	Year 1994	Eff Age 32	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.10 x 900)		3,690		3,690	2,952
	PACN	Paving - Concrete Walk	26x3x0			78
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.39 x 78)		576		576	461