



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006048 <b>Parcel ID</b> 2001-00-051-008-0-001-00 <b>Cadastral ID</b> 2001-051-008-00-0-001-00 <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> 25892 VAUGHAN, SCOTT E. & JESSICA H. VAUGHAN  417 NW 1ST STREET LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00417 NW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0008 / 0051 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71042841 -99.89768548 LAVERNE ORIG BLOCK 51 LOTS 8-9-10 BOOK 758 PAGE 749																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
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	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,175 / 1,763
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,175
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	460 Total, 460 Partition
Garage Type	676 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 66

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	72,505	
Lot Value	4,200	
Indicated Value	76,705	43.51 Per SqFt
Agland Value		
Site Improvements	3,548	
Total Value	80,253	45.52 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	77.25	Total Misc Impr	+ 7,569
Roofing Adj	+ 2.98	Garage Cost	+ 24,312
Subfloor Adj	+ -1.62	Total RCN	= 219,711
Heat/Cool Adj	+ 11.39	Depreciation ( 67%)	- 147,206
Plumbing Adj	+ 5.87	Lump Sums	+ 0
Basement Adj	+ 10.68	RCNLD	= 72,505
Adj Base Cost	= 106.54	Lot Value	+ 4,200
Total Area	x 1,763	Indicated Value	= 76,705
Adjusted Cost	= 187,830	Value Per SqFt	43.51

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,060.75		5,061
PRCH	Porch	5222	10x6		60	23.66		1,420
ASC	Awing/Shelter/Carport	5226	253		253	4.30		1,088



Harper

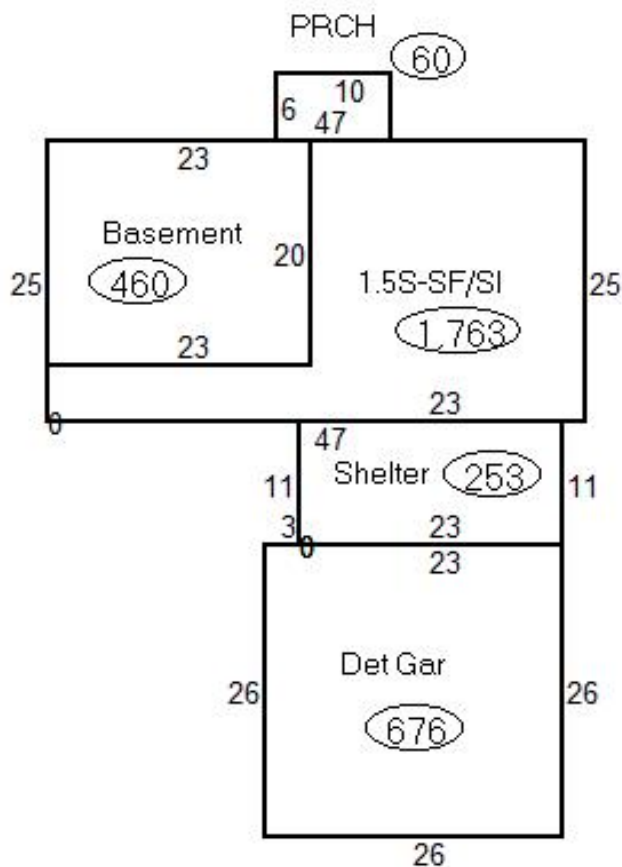
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Sketch Image

300006048



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	60	1.000	60
2	R	5	Slab	20	1.5S-SF/SI	1,175	1.500	1,763
3	B			20	Basement	460	1.000	460
4	G	2		20	Det Gar	676	1.000	676
5	M	ASC		20	Shelter	253	1.000	253
<b>Total Building Area</b>						1,175		1,763



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt Drive	144x15x0			2,160
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.82 x 2,160)		6,091		6,091	4,873
	PATO	Patio - Open Slab	10x14x0			140
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.46 x 140)		1,324		1,324	900
	CPDT	Carport - Detached South	20x18x8			360
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.36 x 360)		3,010		3,010	2,258
	SHDS	Yard Shed - Wood *RED	12x10x0		Composition Shingle	120
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.67 x 120)		2,720		2,720	1,768
	PACN	Paving - Concrete Walk	41x4x0			164
	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 (6.15 x 164)		1,009		1,009	807