



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:27  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006050 <b>Parcel ID</b> 2001-00-051-013-0-001-00 <b>Cadastral ID</b> 2001-051-013-00-0-001-00 <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> 25854 WHITE LIVING TRUST, (THE) CO-TRUSTEES: CHARLES W. WHITE & CYNTHIA L. WHITE P.O. BOX 323 LAVERNE OK 73848-					<p>FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00103 N KANSAS <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0051 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71043244 -99.89329065 LAVERNE ORIG BLOCK 51 LOTS 13-14; W2 15 BOOK 794 PAGE 125					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	 <p>2001-00-051-013-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	68% Bi-level (Total Area) 32% Bi-level
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,839 / 2,714
Style	68% Bi-level (Total Area) - 32% Bi-level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	875 Total, 875 Partition
Garage Type	504 Detached Garage - Unfinished
Remodel	REVITALIZE -
Year/Eff Age	1965 / 30

FRONT OF HOUSE 4/23/2025

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	202,722		
Lot Value	3,500		
Indicated Value	206,222	75.98	Per SqFt
Agland Value			
Site Improvements	1,896		
Total Value	208,118	76.68	Total Value Per SqFt

### Cost Approach Manual :

Base Cost	73.66	Total Misc Impr	+	20,116
Roofing Adj	+ 2.61	Garage Cost	+	17,835
Subfloor Adj	+ 0.00	Total RCN	=	321,781
Heat/Cool Adj	+ 10.77	Depreciation ( 37%)	-	119,059
Plumbing Adj	+ 4.86	Lump Sums	+	0
Basement Adj	+ 12.67	RCNLD	=	202,722
Adj Base Cost	= 104.58	Lot Value	+	3,500
Total Area	x 2,714	Indicated Value	=	206,222
Adjusted Cost	= 283,830	Value Per SqFt		75.98

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		2 1965	2	4,783.32		9,567
PRCH	Slab Porch - Covered	5234	20x6	1975	120	22.62		2,714
RSPC	Raised Slab Porch - Covered	13547	11x6	1965	66	40.23		2,655
PATO	Patio - Open	13548	30x20	1985	600	7.33		4,398
PATO	Patio - Open	13549	10x8	1985	80	9.78		782



Harper

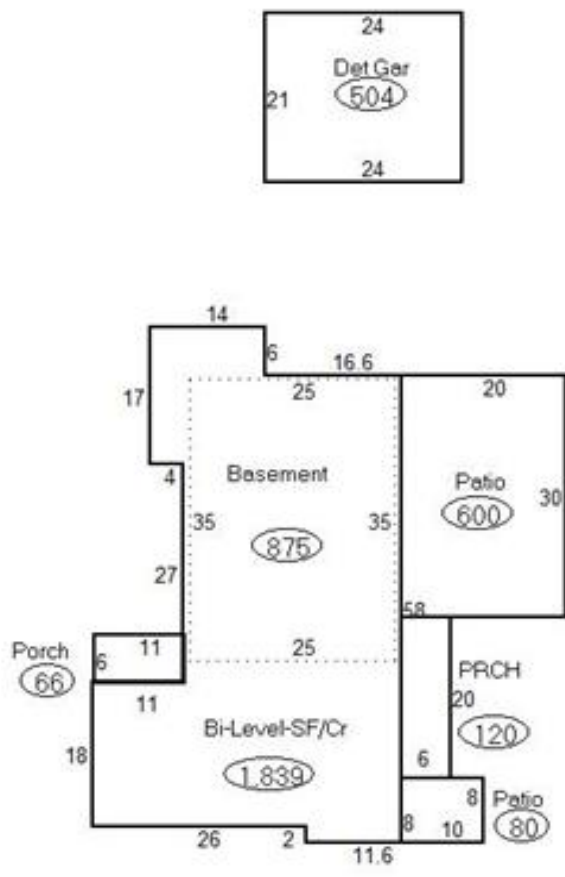
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Sketch Image

300006050



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	120	1.000	120
2	R	12	Crawl	20	Bi-Level-SF/Cr	1,839	1.000	1,839
3	G	2		20	Det Gar	504	1.000	504
4	B	2		20	Basement	875	1.000	875
5	M	RSPC		20	Porch	66	1.000	66
6	M	PATO		20	Patio	600	1.000	600
7	M	PATO		20	Patio	80	1.000	80
<b>Total Building Area</b>						<b>1,839</b>		<b>1,839</b>



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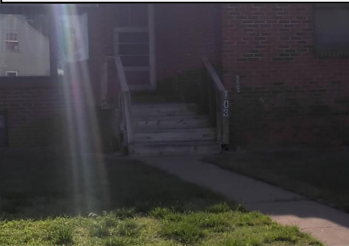


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Walkways	172x3x0			516	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.16 x 516)	2,147		2,147	1,718	429
	PACN	Paving - Concrete Drive	40x20x0			800	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.11 x 800)	3,288		3,288	2,630	658
	CPDT	Carport - Detached	22x20x0			440	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.19 x 440)	4,044		4,044	3,235	809