



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006053 Parcel ID 2001-00-051-020-0-001-00 Cadastral ID 2001-051-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15154 SNIDER, JOSH WILLIAM AND AMY MARIE SNIDER P O BOX 403 LAVERNE OK 73848-0000 Parcel Location Situs 00406 W JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0020 / 0051 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2001-00-051-020-0-001-00 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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,965 / 1,965
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	1,965 Total, 672 Partition
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

FRONT OF HOUSE 4/23/2025

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	83.89	Total Misc Impr	+ 3,842
Roofing Adj	+ 3.83	Garage Cost	+ 15,616
Subfloor Adj	+ 0.00	Total RCN	= 270,605
Heat/Cool Adj	+ 10.77	Depreciation (74%)	- 200,248
Plumbing Adj	+ 3.25	Lump Sums	+ 0
Basement Adj	+ 26.09	RCNLD	= 70,357
Adj Base Cost	= 127.81	Lot Value	+ 4,200
Total Area	x 1,965	Indicated Value	= 74,557
Adjusted Cost	= 251,147	Value Per SqFt	37.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,357		
Lot Value	4,200		
Indicated Value	74,557	37.94	Per SqFt
Agland Value			
Site Improvements	3,222		
Total Value	77,779	39.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5252	6x4		24	22.87		549
PRCH	Breezeway	5254	25x4		100	22.67		2,267
WODO	Wood Deck - Open	8037	8x5	2017	40	25.66		1,026



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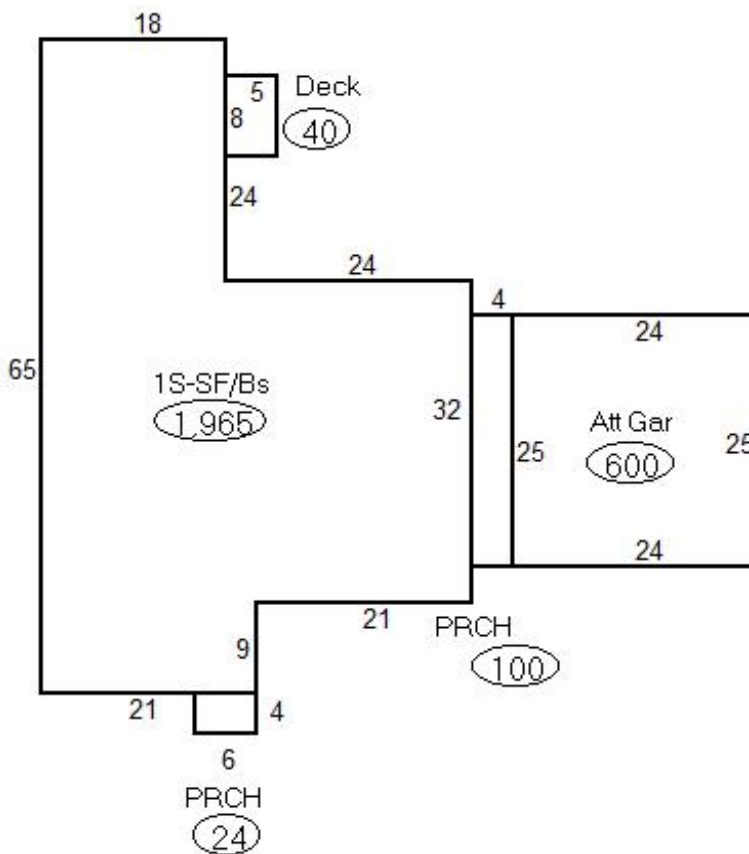
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Sketch Image

300006053



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	24	1.000	24
2	G	1		20	Att Gar	600	1.000	600
3	M	PRCH		20	PRCH	100	1.000	100
4	R	1	Basement	20	1S-SF/Bs	1,965	1.000	1,965
5	M	WODO		20	Deck	40	1.000	40
Total Building Area						1,965		1,965



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Entryway	22x11x0			242
	Qual	3	Cond 3	Year 2021	Eff Age 5	
				0		
Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (5.02 x 242)		1,215		1,215	328	887
	PACN	Paving - Concrete Drive	66x18x0			1,188
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (4.05 x 1,188)		4,811		4,811	3,849	962
	PATO	Slab Porch - Open/Shed	12x24x0			288
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 0% Func)
Base Cost (7.73 x 288)		2,226		2,226	1,781	445
	CPDT	Carport - Detached	20x24x0		Galvanized Metal	480
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (9.67 x 480)		4,642		4,642	3,714	928