



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:37  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006059 <b>Parcel ID</b> 2001-00-052-013-0-001-00 <b>Cadastral ID</b> 2001-052-013-00-0-001-00 <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> 15158 SWALLOW, RONALD K.  1904 N 174 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00324 W JANE JAYROE BLVD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0052 <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>2001-00-052-013-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/23/2025</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71203838 -99.89602885 LAVERNE ORIG BLOCK 52 LOTS 13-14-15																																																																																																																				
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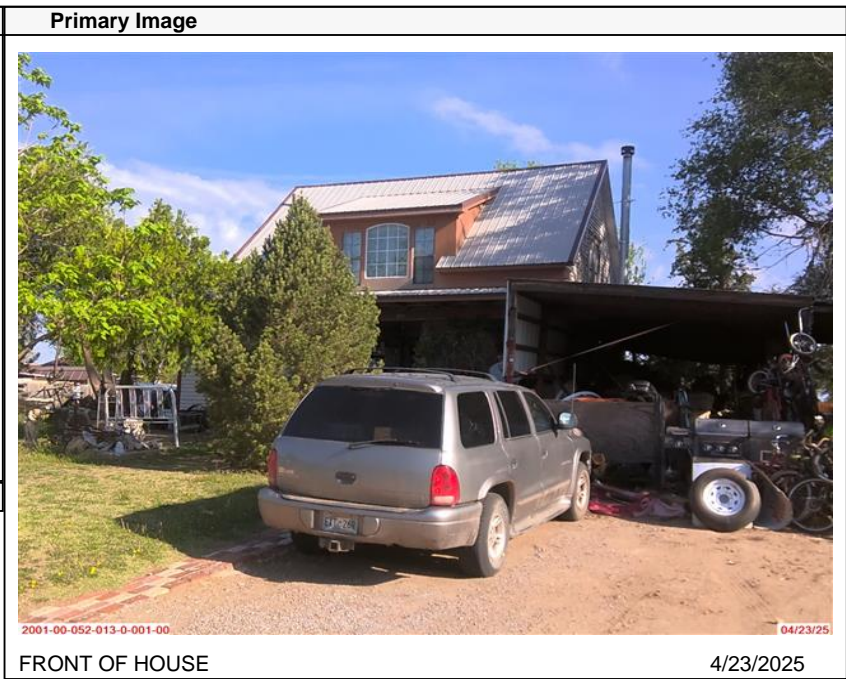
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	75	x	140
Lot Count			
Units Buildable	4200		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,500.00	x	.40 = 4,200
Factor Value			
Adjustments			
Lot Value	4,200		



FRONT OF HOUSE

4/23/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,069 / 1,604
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	299 Carport - Shed Roof
Remodel	KITCHEN/BA -
Year/Eff Age	1930 / 91

### 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	31,570		
Lot Value	4,200		
Indicated Value	35,770	22.30	Per SqFt
Agland Value			
Site Improvements	1,282		
Total Value	37,052	23.10	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.51	Total Misc Impr	+ 2,892
Roofing Adj	+ 3.55	Garage Cost	+ 4,488
Subfloor Adj	+ 0.00	Total RCN	= 157,851
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 126,281
Plumbing Adj	+ 3.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,570
Adj Base Cost	= 93.81	Lot Value	+ 4,200
Total Area	x 1,604	Indicated Value	= 35,770
Adjusted Cost	= 150,471	Value Per SqFt	22.30

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5284	16x8		128	22.59		2,892



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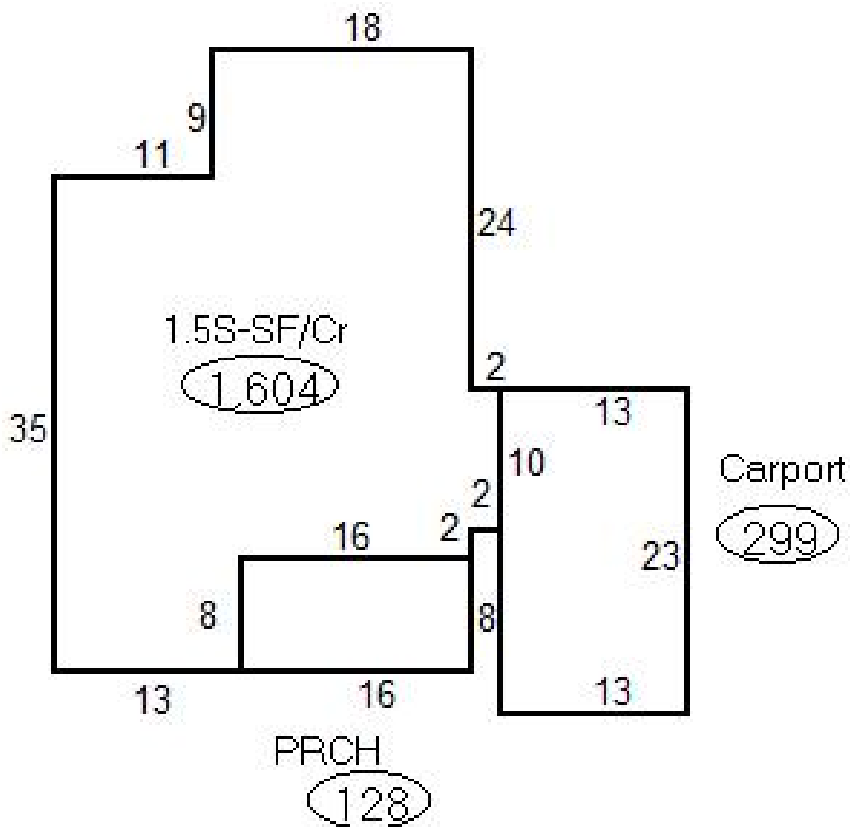
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Sketch Image

300006059



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,069	1.500	1,604
2	M	PRCH		20	PRCH	128	1.000	128
3	G	4		20	Carport	299	1.000	299
<b>Total Building Area</b>						1,069		1,604



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	36x12x8	Concrete	Composition Shingle	432
	Qual 1	Cond 1	Year 2000	Eff Age 36		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (14.84 x 432)	6,411	6,411	5,129	1,282