




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:38
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Assessment Data					Primary Image																																																																																																																				
Account 300006131 Parcel ID 2001-00-060-006-0-001-00 Cadastral ID 2001-060-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25855 CONANT, WILLIAM E., JR P.O. BOX 1033 LAVERNE OK 73848- Parcel Location Situs 00213 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0006 / 0060 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>																																																																																																																				
Legal Description Lat/Long: 36.71339029 -99.89525070 LAVERNE ORIG. BLOCK 60 LOTS 6-7-8 BOOK 794 PAGE 164																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	 <p>2001-00-060-006-0-001-00 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 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,286 / 2,286
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1983 / 28

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	161,010		
Lot Value	4,200		
Indicated Value	165,210	72.27	Per SqFt
Agland Value			
Site Improvements	31,588		
Total Value	196,798	86.09	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.86	Total Misc Impr	+ 10,833
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 247,708
Heat/Cool Adj	+ 10.77	Depreciation (35%)	- 86,698
Plumbing Adj	+ 4.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,010
Adj Base Cost	= 103.62	Lot Value	+ 4,200
Total Area	x 2,286	Indicated Value	= 165,210
Adjusted Cost	= 236,875	Value Per SqFt	72.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 1983	1	4,783.32		4,783
PRCH	Porch	5383	5x5	1983	25	22.87		572
PATC	Patio - Covered	5385	427	2021	427	12.83		5,478



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200	
	Qual	4	Cond 4	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ 0% Func)	RCNLD	
		Base Cost (30.47 x 1,200)	36,564		36,564	5,485	31,079
	PACN	Paving - Concrete Drive	31x14x0			434	
	Qual	3	Cond 3	Year 1983	Eff Age 43		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 434)	1,810		1,810	1,448	362
	PACN	Paving - Concrete Walkway	35x3x0			105	
	Qual	3	Cond 3	Year 1983	Eff Age 43		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.00 x 105)	735		735	588	147