




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:17:42  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006135 <b>Parcel ID</b> 2001-00-060-015-0-001-00 <b>Cadastral ID</b> 2001-060-015-00-0-001-00 <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> 25390 KETRON, WANITA F. LIVING TRUST  P O BOX 266 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00214 NW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0015 / 0060 <b>Parcel Size</b> 4 - 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 4/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71299902 -99.89560479 LAVERNE ORIG BLOCK 60 LOTS 15 THRU 18 BOOK 777 PAGE 488																																																																																																																									
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Date 02/06/2026  
 Time 07:17:42  
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,088 / 3,600
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	2,088 Total
Garage Type	160 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 61

### 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	172,376		
Lot Value	5,600		
Indicated Value	177,976	49.44	Per SqFt
Agland Value			
Site Improvements	18,616		
Total Value	196,592	54.61	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.73	Total Misc Impr	+ 40,289
Roofing Adj	+ 3.88	Garage Cost	+ 2,232
Subfloor Adj	+ 0.00	Total RCN	= 465,881
Heat/Cool Adj	+ 13.89	Depreciation ( 63%)	- 293,505
Plumbing Adj	+ 5.14	Lump Sums	+ 0
Basement Adj	+ 13.95	RCNLD	= 172,376
Adj Base Cost	= 117.60	Lot Value	+ 5,600
Total Area	x 3,600	Indicated Value	= 177,976
Adjusted Cost	= 423,360	Value Per SqFt	49.44

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
EPKG	Enclosed Porch - Kneewall Glass	5396		452	452	34.24		15,476
PRCH	Slab Porch - Covered	5398		478	478	26.73		12,777
CPDT	Carport - Detached	5399		22x22	484	12.12		5,866



Harper

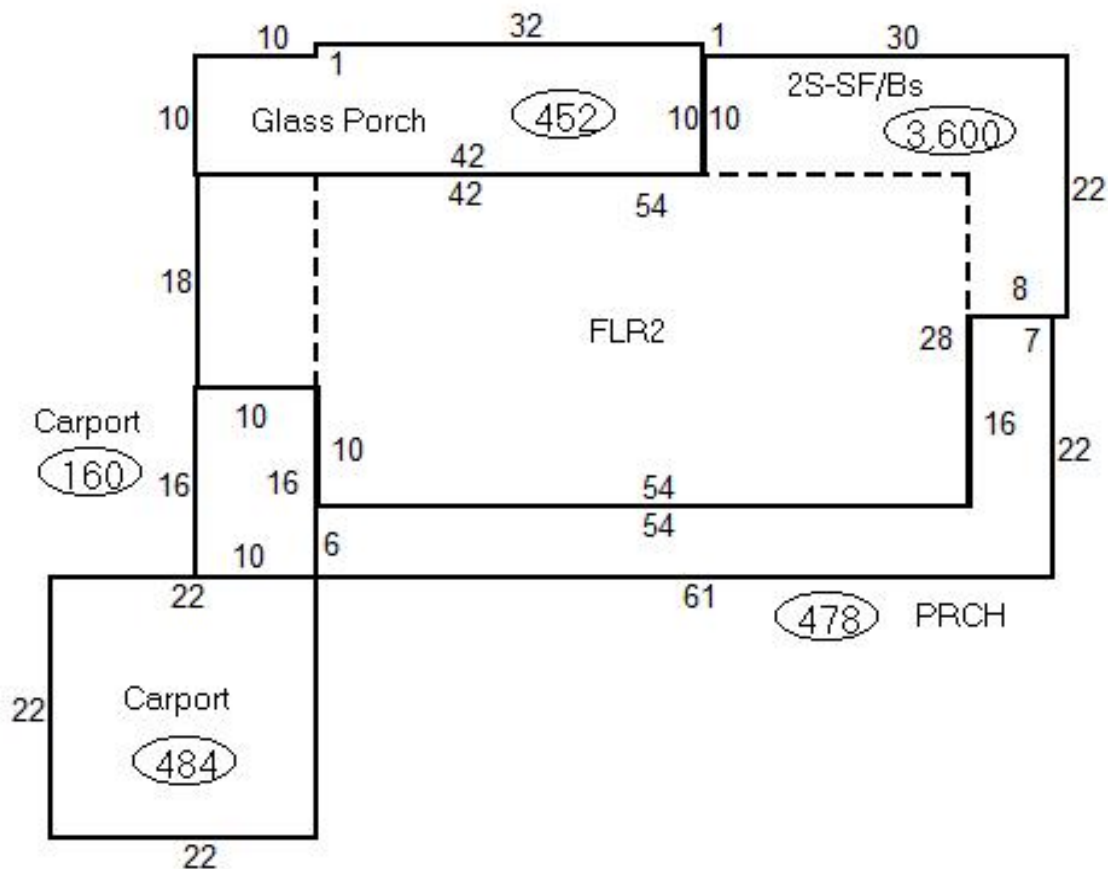
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Date 02/06/2026  
 Time 07:17:42  
 Page 3

Sketch Image

300006135



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Basement	20	2S-SF/Bs	2,088	1.724	3,600
2	M	EPKG		20	Glass Porch	452	1.000	452
3	G	3		20	Carport	160	1.000	160
4	M	PRCH		20	PRCH	478	1.000	478
5	M	CPDT		20	Carport	484	1.000	484
6	U	^UL		20	FLR2	1,512	1.000	1,512
<b>Total Building Area</b>						2,088		3,600



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Date 02/06/2026  
Time 07:17:42  
Page 4

300006135

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete S - Shed	8x30x0			240
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.06 x 240)		1,214		1,214	255	959
	LNT0	Lean To - Attached S -Shed	8x30x8		Formed Metal	240
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.68 x 240)		1,603		1,603	401	1,202
	SHDS	Yard Shed - Metal	30x6x8	Concrete	Formed Metal	180
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2012	<b>Eff Age</b> 14		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.17 x 180)		4,351		4,351	2,132	2,219
	PACN	Paving - Concrete Drive North Shed	30x7x0			210
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.48 x 210)		1,151		1,151	921	230
	UTIL	Utility Bldg	30x26x12	Concrete	Formed Metal	780
	<b>Qual</b> 5	<b>Cond</b> 3	<b>Year</b> 2003	<b>Eff Age</b> 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ 0% Func)</b>	<b>RCNLD</b>	
Base Cost (34.32 x 780)		26,770		26,770	13,920	12,850
	PACN	Paving - Concrete Drive South Carport	37x20x0			740
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.12 x 740)		3,049		3,049	2,439	610
	PACN	Paving - Concrete Walkway	37x4x0			148
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1970	<b>Eff Age</b> 56		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.38 x 148)		944		944	755	189



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Time 07:17:42  
Page 5

300006135

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SSIG	Storm Shelter - In Grou / SAFE ROOM	0x0x0	Concrete		1
	Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (1,785.00 x 1)	1,785		1,785	1,428
				357