




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:17:43
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Assessment Data					Primary Image																																																																																																																				
Account 300006136 Parcel ID 2001-00-060-019-0-001-00 Cadastral ID 2001-060-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25390 KETRON, WANITA F. LIVING TRUST P O BOX 266 LAVERNE OK 73848- Parcel Location Situs 00210 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0019 / 0060 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-060-019-0-001-00 04/23/25</p>																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50	x	140
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,000.00 x .40 = 2,800		
Factor Value			
Adjustments			
Lot Value	2,800		



GARAGE 4/30/2025

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,800
Total Area	x	Indicated Value	= 2,800
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	2,800		
Indicated Value	2,800	0.00	Per SqFt
Agland Value			
Site Improvements	10,101		
Total Value	12,901	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg	30x24x0		Formed Metal	720
	Qual	3	Cond 3	Year	2005	Eff Age
						0
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (28.06 x 720)	20,203	20,203	10,102	10,101