



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006145 Parcel ID 2001-00-061-013-0-001-00 Cadastral ID 2001-061-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 14296 RFH FAMILY PROPERTIES, INC. 116 EAST MAIN WOODWARD OK 73801-0000 Parcel Location Situs 00322 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0013 / 0061 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE					<p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71304714 -99.89725179 LAVERNE ORIG BLOCK 61 LOTS 13 THRU 16																																																																																																																									
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Date 02/06/2026
 Time 07:17:50
 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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,178 / 1,178
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 77

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	39,768		
Lot Value	5,600		
Indicated Value	45,368	38.51	Per SqFt
Agland Value			
Site Improvements	3,543		
Total Value	48,911	41.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.43	Total Misc Impr	+ 4,190
Roofing Adj	+ 4.22	Garage Cost	+ 10,818
Subfloor Adj	+ 0.00	Total RCN	= 132,561
Heat/Cool Adj	+ 1.73	Depreciation (70%)	- 92,793
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,768
Adj Base Cost	= 99.79	Lot Value	+ 5,600
Total Area	x 1,178	Indicated Value	= 45,368
Adjusted Cost	= 117,553	Value Per SqFt	38.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5428	6x4		24	9.78		235
PRCH	Slab Porch - Covered	5430	22x8		176	22.47		3,955



Harper

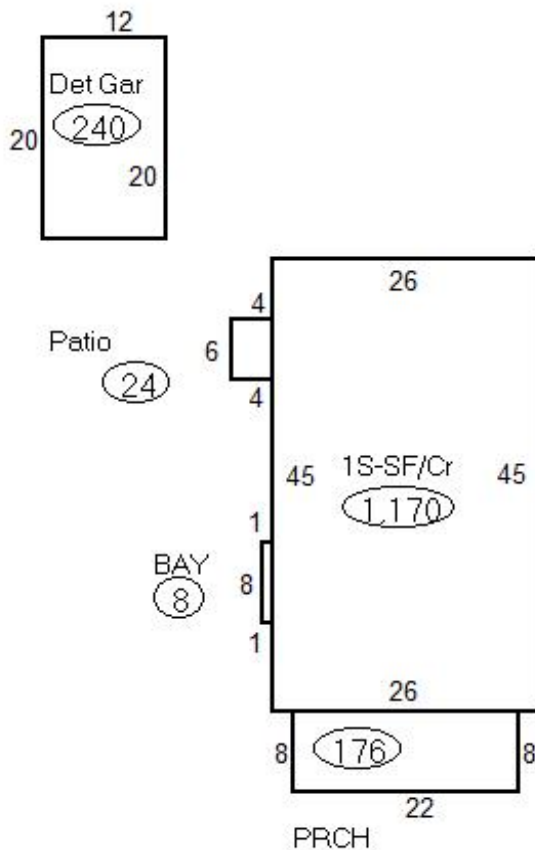
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 Time 07:17:50
 Page 3

Sketch Image

300006145



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,170	1.000	1,170
2	M	PATO		20	Patio	24	1.000	24
3	R	1	Crawl	20	BAY	8	1.000	8
4	M	PRCH		20	PRCH	176	1.000	176
5	G	2		20	Det Gar	240	1.000	240
Total Building Area						1,178		1,178



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Page 4

300006145

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-061-013-0-001-00 6145 06/04/2021</p>	PATC	Patio - Covered	22x12x0		Composition Shingle	264
	Qual	3	Cond 3	Year 2020	Eff Age 6	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
		Base Cost (13.42 x 264)	3,543		3,543	3,543