




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:53
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Assessment Data					Primary Image																																																																																																																				
Account 300006148 Parcel ID 2001-00-061-022-0-001-00 Cadastral ID 2001-061-022-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15213 BUTCHER'S METAL, INC 116 E. MAIN WOODWARD OK 73801-0000 Parcel Location Situs 00302 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0022 / 0061 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-061-022-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71210124 -99.89663546 LAVERNE ORIG BLOCK 61 LOTS 22-23-24																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	 <p>2001-00-061-022-0-001-00 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	

FRONT OF HOUSE

4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,899 / 2,539
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	200 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 78

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	70,652		
Lot Value	4,200		
Indicated Value	74,852	29.48	Per SqFt
Agland Value			
Site Improvements	4,149		
Total Value	79,001	31.12	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.84	Total Misc Impr	+ 15,813
Roofing Adj	+ 3.71	Garage Cost	+ 2,790
Subfloor Adj	+ 0.00	Total RCN	= 282,608
Heat/Cool Adj	+ 13.89	Depreciation (75%)	- 211,956
Plumbing Adj	+ 5.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 70,652
Adj Base Cost	= 103.98	Lot Value	+ 4,200
Total Area	x 2,539	Indicated Value	= 74,852
Adjusted Cost	= 264,005	Value Per SqFt	29.48

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	5437	12x8		96	73.66		7,071
PRCH	Slab Porch - Covered	5440	46x7		322	27.15		8,742



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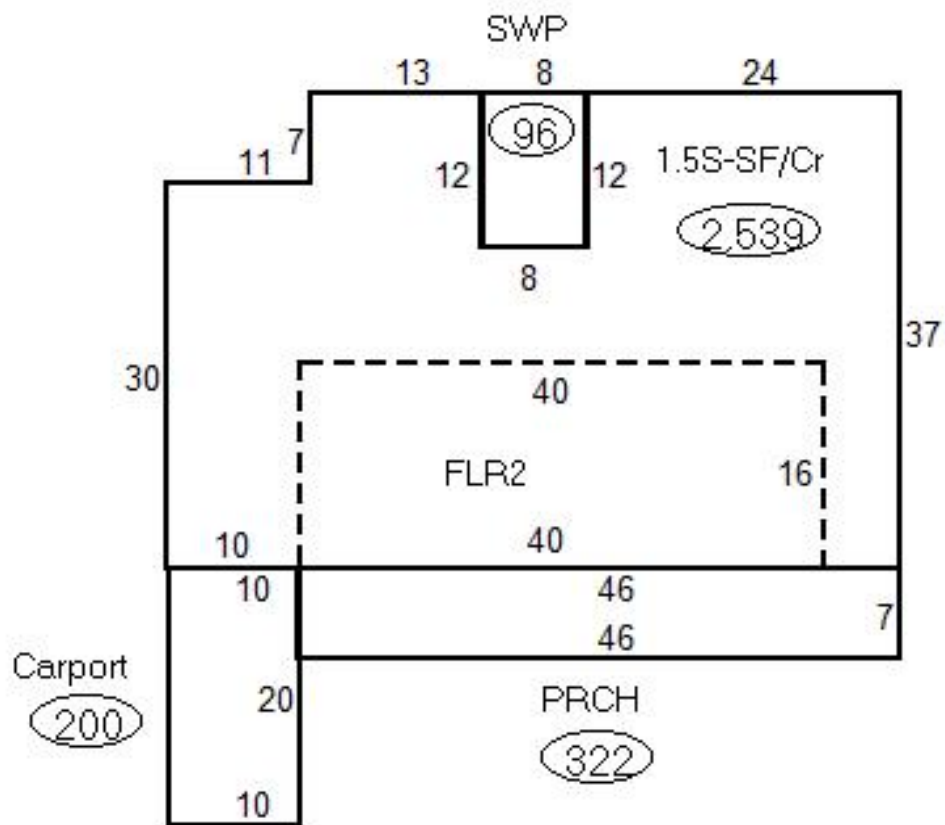
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Sketch Image

300006148



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	96	1.000	96
2	G	3		20	Carport	200	1.000	200
3	U	^UL		20	FLR2	640	1.000	640
4	M	PRCH		20	PRCH	322	1.000	322
5	R	5	Crawl	20	1.5S-SF/Cr	1,899	1.337	2,539
Total Building Area						1,899		2,539



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MGWH	Bunk House Enclosed Carport	12x34x0		Formed Metal	408
	Qual 3	Cond 3	Year 1940	Eff Age	86	
	Warm & Cooled Air		Total Area	200		1,202
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
Base Cost (43.10 x 408)		17,585	1,202	18,787	15,030	3,757
	PACN	Paving - Concrete DRIVEWAY	25x10x0			250
	Qual 3	Cond 3	Year 1940	Eff Age	86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.91 x 250)		1,228		1,228	982
	PACN	Paving - Concrete WALKWAY	26x4x0			104
	Qual 3	Cond 3	Year 1940	Eff Age	86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.01 x 104)		729		729	583