




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:00
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Assessment Data					Primary Image																																																																																																																				
Account 300006156 Parcel ID 2001-00-062-013-0-001-00 Cadastral ID 2001-062-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25341 BALDWIN, HUBERT E. 2023 REV TRUST TRUSTEE: HUBERT E. BALDWIN P O BOX 336 LAVERNE OK 73848- Parcel Location Situs 00205 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0013 / 0062 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-062-013-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71001546 -99.89529883 LAVERNE ORIG BLOCK 62 LOTS 13-14 & W2 15 BOOK 775 PAGE 839																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,734 / 1,734
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	2 / 2.0 /
Basement Area	180 Total, 180 Partition
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

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		

Cost Approach		Manual :	
Base Cost	92.59	Total Misc Impr	+ 2,536
Roofing Adj	+ 3.85	Garage Cost	+ 12,790
Subfloor Adj	+ 0.00	Total RCN	= 221,325
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 130,582
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 5.94	RCNLD	= 90,743
Adj Base Cost	= 118.80	Lot Value	+ 3,500
Total Area	x 1,734	Indicated Value	= 94,243
Adjusted Cost	= 205,999	Value Per SqFt	54.35

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	90,743		
Lot Value	3,500		
Indicated Value	94,243	54.35	Per SqFt
Agland Value			
Site Improvements	2,802		
Total Value	97,045	55.97	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5477	28x4		112	22.64		2,536



Harper

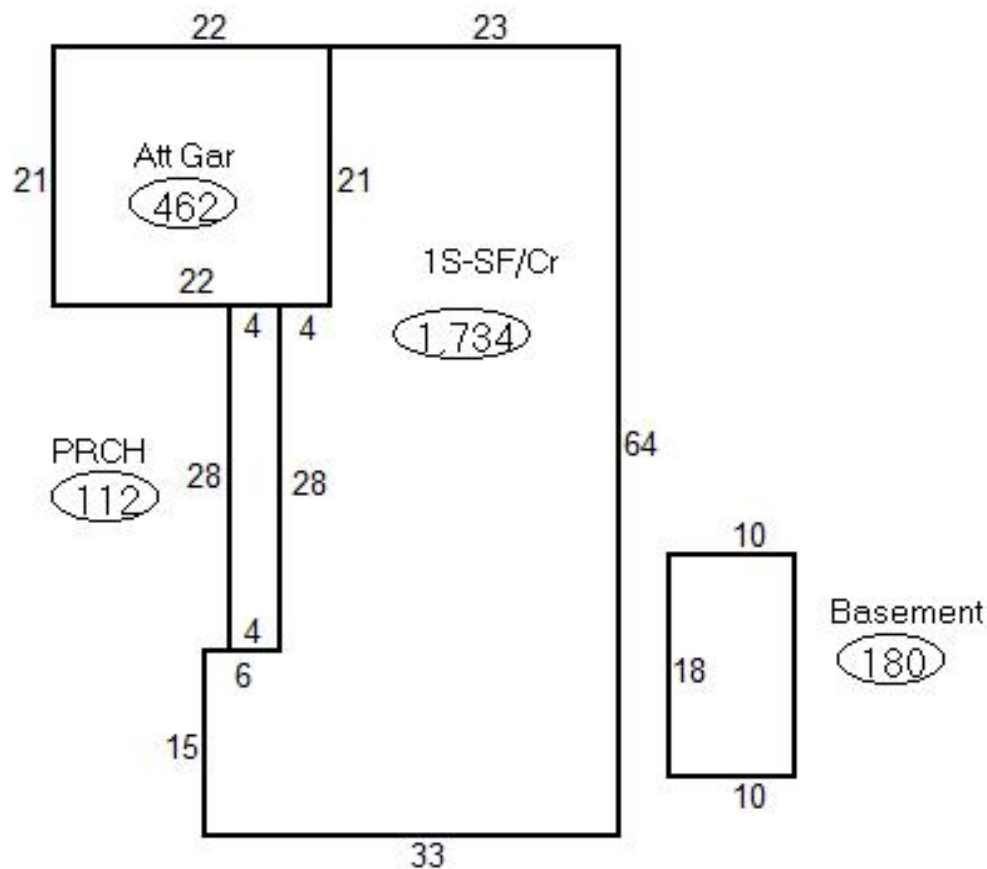
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Sketch Image

300006156



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	112	1.000	112
2	G	1		20	Att Gar	462	1.000	462
3	R	1	Crawl	20	1S-SF/Cr	1,734	1.000	1,734
4	B			20	Basement	180	1.000	180
Total Building Area						1,734		1,734



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Storage	14x10x8	Base	Formed Metal	140
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ 0% Func)	RCNLD
	Base Cost (22.23 x 140)		3,112	3,112	591	2,521
	PACN	Paving - Concrete Drive	21x16x0			336
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 336)		1,404	1,404	1,123	281