




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:06  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 300006162 <b>Parcel ID</b> 2001-00-063-001-0-002-00 <b>Cadastral ID</b> 2001-063-001-00-0-002-00 <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> 24574 SAMS, DEAN & KIAYA SAMS  PO BOX 105 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00224 N KANSAS <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0063 <b>Parcel Size</b> 2 - 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>																																																																																																																			
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	0	0	
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% Frame, Siding, Vinyl
Base/Total Area	1,032 / 1,032
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	92.00	Total Misc Impr	+ 5,334
Roofing Adj	+ 4.39	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 111,166
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 88,933
Plumbing Adj	+ 6.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,233
Adj Base Cost	= 102.55	Lot Value	+ 3,500
Total Area	x 1,032	Indicated Value	= 25,733
Adjusted Cost	= 105,832	Value Per SqFt	24.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,233		
Lot Value	3,500		
Indicated Value	25,733	24.94	Per SqFt
Agland Value			
Site Improvements	777		
Total Value	26,510	25.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	1 1st Stv Cls A	0		1	1	1,874.09		1,874
PATO	Slab Porch - Open	5494	6x4		24	9.78		235
WODO	Wood Deck - Open	5495	13x12	2013	156	20.67		3,225



Harper

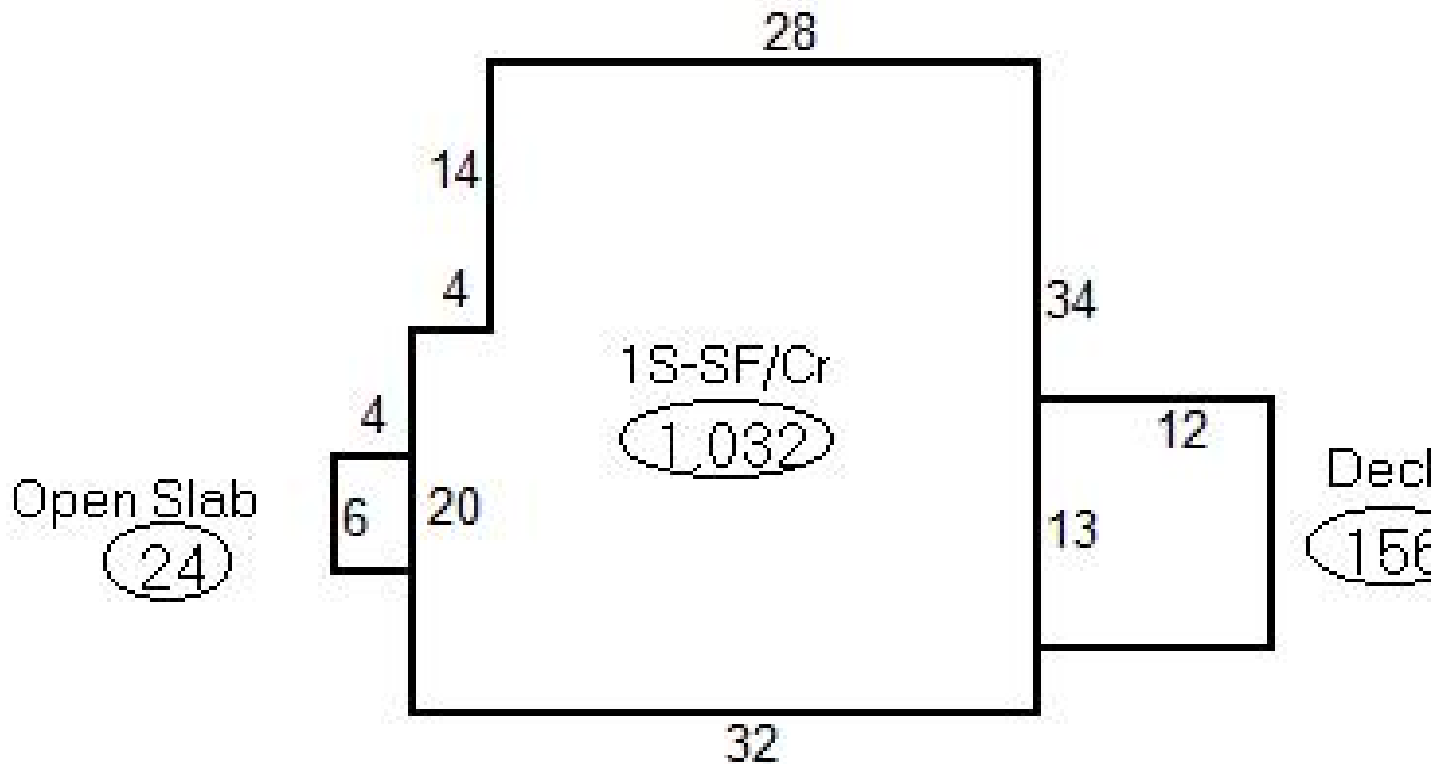
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Sketch Image

300006162



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,032	1.000	1,032
2	M	PATO		20	Open Slab	24	1.000	24
3	M	WODO		20	Deck	156	1.000	156
<b>Total Building Area</b>						1,032		1,032



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - YARD SHED STUCCO/WOOD	15x12x0		Galvanized Metal	180
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.59 x 180)	3,886		3,886	3,109
						777