




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:11
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Assessment Data				Primary Image																																																																																																																					
Account 300006167 Parcel ID 2001-00-063-014-0-001-00 Cadastral ID 2001-063-014-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25741 CUNNINGHAM, ANDY & KODEL TRUST TRUSTEES: ANDREW W. CUNNINGHAM & KODEL L. CUNNINGHAM 17578 E 11 RD ROSSTON OK 73855-				 <p>2001-00-063-014-0-001-00 04/23/25</p>																																																																																																																					
Parcel Location Situs 00523 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0014 / 0063 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE										FRONT OF HOUSE 4/30/2025																																																																																																															
Legal Description Lat/Long: 36.71047485 -99.89643534				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	60.1 x 140	 <p>2001-00-063-014-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	3366	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,414.00 x .40 = 3,366	
Factor Value		
Adjustments		
Lot Value	3,366	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	360 Carport - Shed Roof
Remodel	STANDARD -
Year/Eff Age	1940 / 67

FRONT OF HOUSE 4/30/2025

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	54,776		
Lot Value	3,366		
Indicated Value	58,142	40.60	Per SqFt
Agland Value			
Site Improvements	15,517		
Total Value	73,659	51.44	Total Value Per SqFt

Cost Approach Manual :

Base Cost	91.66	Total Misc Impr	+	7,139
Roofing Adj	+ 4.02	Garage Cost	+	5,214
Subfloor Adj	+ 0.00	Total RCN	=	171,176
Heat/Cool Adj	+ 10.77	Depreciation (68%)	-	116,400
Plumbing Adj	+ 4.45	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	54,776
Adj Base Cost	= 110.91	Lot Value	+	3,366
Total Area	x 1,432	Indicated Value	=	58,142
Adjusted Cost	= 158,823	Value Per SqFt		40.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5516	19x6		114	22.64		2,581
WODO	Wood Deck - Open	5517	16x9	2010	144	21.19		3,051
SHDS	Yard Shed - Wood	5518	15x3		45	33.48		1,507



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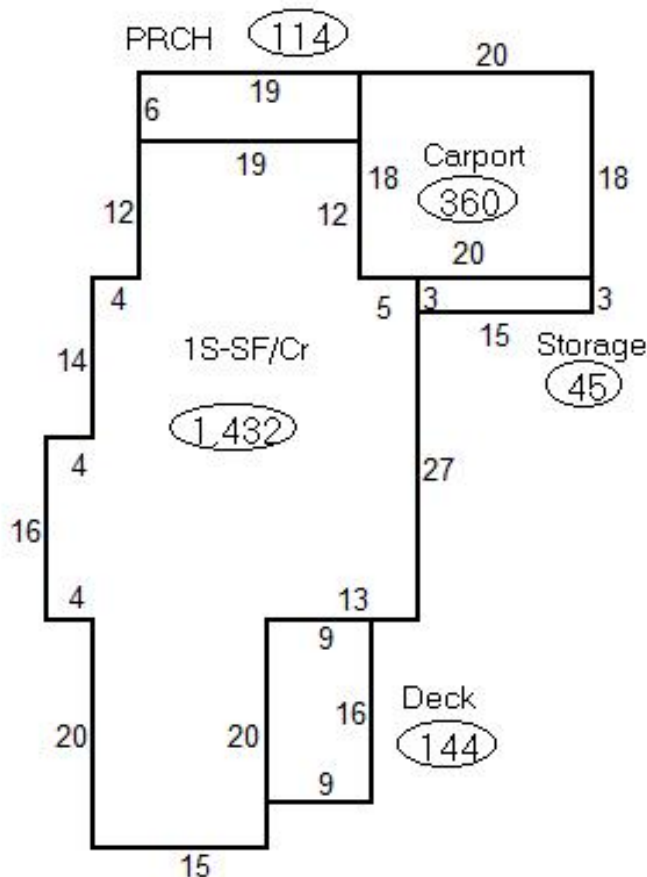
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	114	1.000	114
2	M	WODO		20	Deck	144	1.000	144
3	M	SHDS		20	Storage	45	1.000	45
4	G	4		20	Carport	360	1.000	360
5	R	1	Crawl	20	1S-SF/Cr	1,432	1.000	1,432
Total Building Area						1,432		1,432



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building/HEAT & INSULATED	30x40x10	Concrete	Formed Metal	1,200		
	Qual	3	Cond	3	Year	1980	Eff Age	46
	Storage Finish		Area	1200			15,218	
				0				
Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD		
Base Cost (26.24 x 1,200)		31,488	15,218	46,706	32,227	14,479		
	PACN	Paving - Concrete Drive North	26x20x0			520		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 520)		2,163		2,163	1,730	433	
	PACN	Paving - Concrete Drive West	17x29x0			493		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 493)		2,051		2,051	1,641	410	
	PACN	Paving - Concrete Walkways	52x3x0			156		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.26 x 156)		977	0	977	782	195	