



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:11
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Assessment Data					Primary Image																																																																																																																				
Account 300006168 Parcel ID 2001-00-063-016-0-001-00 Cadastral ID 2001-063-016-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25349 WOODARD, JASON JR & KAITLYN WOODARD P O BOX 745 LAVERNE OK 73848- Parcel Location Situs 00201 COLORADO Subdivision LAVERNE ORIG. Lot/Block 0016 / 0063 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-063-016-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71001256 -99.89674590 LAVERNE ORIG BLOCK 63 LOTS 16 THRU 20 BOOK 776 PAGE 458																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	136.3	x 140
Lot Count		
Units Buildable	7633	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,082.00 x .40 = 7,633	
Factor Value		
Adjustments		
Lot Value	7,633	



Residential Data	
Type	6 Mobile Home 72 x 32
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	90% Lap 10% Veneer, Masonry
Base/Total Area	2,304 / 2,304
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1
Fixture/RghIn	2 /
Bed/F/H Bath	0 / 0.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 16

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	81,037		
Lot Value	7,633		
Indicated Value	88,670	38.49	Per SqFt
Agland Value			
Site Improvements	54,173		
Total Value	142,843	62.00	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	48.66	Total Misc Impr	+ 5,298
Roofing Adj	+ 2.44	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 130,705
Heat/Cool Adj	+ 1.91	Depreciation (38%)	- 49,668
Plumbing Adj	+ 1.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,037
Adj Base Cost	= 54.43	Lot Value	+ 7,633
Total Area	x 2,304	Indicated Value	= 88,670
Adjusted Cost	= 125,407	Value Per SqFt	38.49

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0	1		1	5,297.52		5,298



Harper

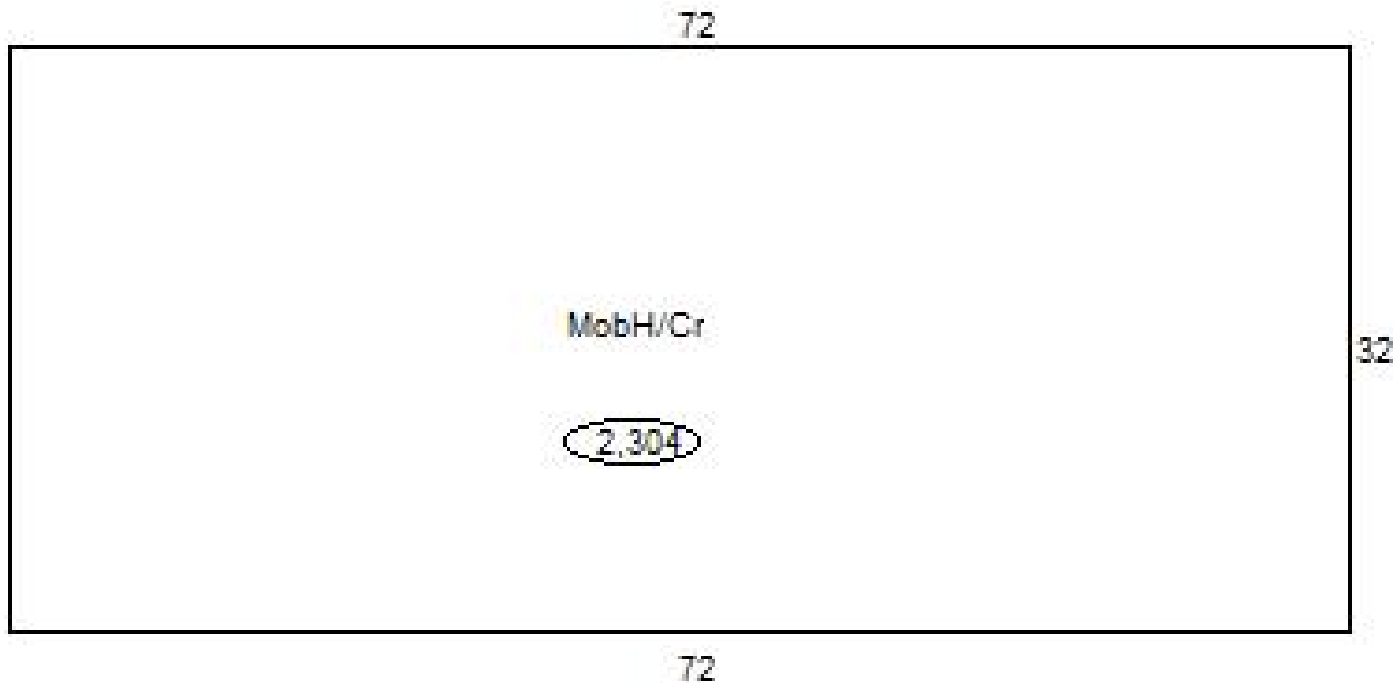
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Sketch Image

300006168



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	2,304	1.000	2,304
2	N	0		20	MH TITLE CANCELLED 2023		0.000	
Total Building Area						2,304		2,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck w/rails 2025	20x5x0			100	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (23.09 x 100)	2,309		2,309	115	2,194
	PACN	Paving - Concrete DRIVEWAY	50x30x0			1,500	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (4.00 x 1,500)	6,000		6,000	300	5,700
	PACN	Paving - Concrete WALKWAY	20x3x0			60	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (7.64 x 60)	458		458	23	435
	LNT0	Lean To - Attached TO UTIL BLDG	50x20x0		Formed Metal	1,000	
	Qual	3.5	Cond 3.5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (6% Phys/ % Func)	RCNLD
		Base Cost (6.58 x 1,000)	6,580		6,580	395	6,185
	UTIL	Utility Building	50x30x14		Formed Metal	1,500	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (25.60 x 1,500)	38,400		38,400	1,920	36,480
	SHDS	Yard Shed - Wood	10x15x8		Formed Metal	150	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (21.08 x 150)	3,162		3,162	601	2,561
	PATO	Raised Slab Porch - Open W/RAIL	10x8x0			80	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (9.78 x 80)	782		782	164	618

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6168 06/04/2021