



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:16
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Assessment Data					Primary Image																																																																																																																				
Account 300006173 Parcel ID 2001-00-064-001-0-002-00 Cadastral ID 2001-064-001-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15043 DUNEFIELD PROPERTIES LLC % RODNEY HICKMON 107 DEER CREEK RD EDMOND OK 73102-					<p>FRONT OF DUPLEX 4/30/2025</p>																																																																																																																				
Parcel Location Situs 00314 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0001 / 0064 Parcel Size 1.5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70998490 -99.90205955 LAVERNE ORIG BLOCK 64 LOTS S2 OF 1-2-3					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	75 x 70		
Lot Count			
Units Buildable	2100		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	5,250.00 x .40 = 2,100		
Factor Value			
Adjustments			
Lot Value	2,100		



FRONT OF DUPLEX

4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	59% One Story 41% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,024 / 2,552
Style	59% One Story - 41% Two Story
HVAC	100% Floor Furnace 4 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	528
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1940 / 74

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	55,515		
Lot Value	2,100		
Indicated Value	57,615	22.58	Per SqFt
Agland Value			
Site Improvements	623		
Total Value	58,238	22.82	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	72.26	Total Misc Impr	+ 430
Roofing Adj	+ 2.95	Garage Cost	+ 0
Subfloor Adj	+ -0.37	Total RCN	= 205,611
Heat/Cool Adj	+ 1.73	Depreciation (73%)	- 150,096
Plumbing Adj	+ 3.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,515
Adj Base Cost	= 80.40	Lot Value	+ 2,100
Total Area	x 2,552	Indicated Value	= 57,615
Adjusted Cost	= 205,181	Value Per SqFt	22.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5538	3x2		6	9.78		59
PATO	Slab Porch - Open	5539	3x2		6	9.78		59
PATO	Slab Porch - Open	5540	4x4		16	9.78		156
PATO	Slab Porch - Open	5541	4x4		16	9.78		156



Harper

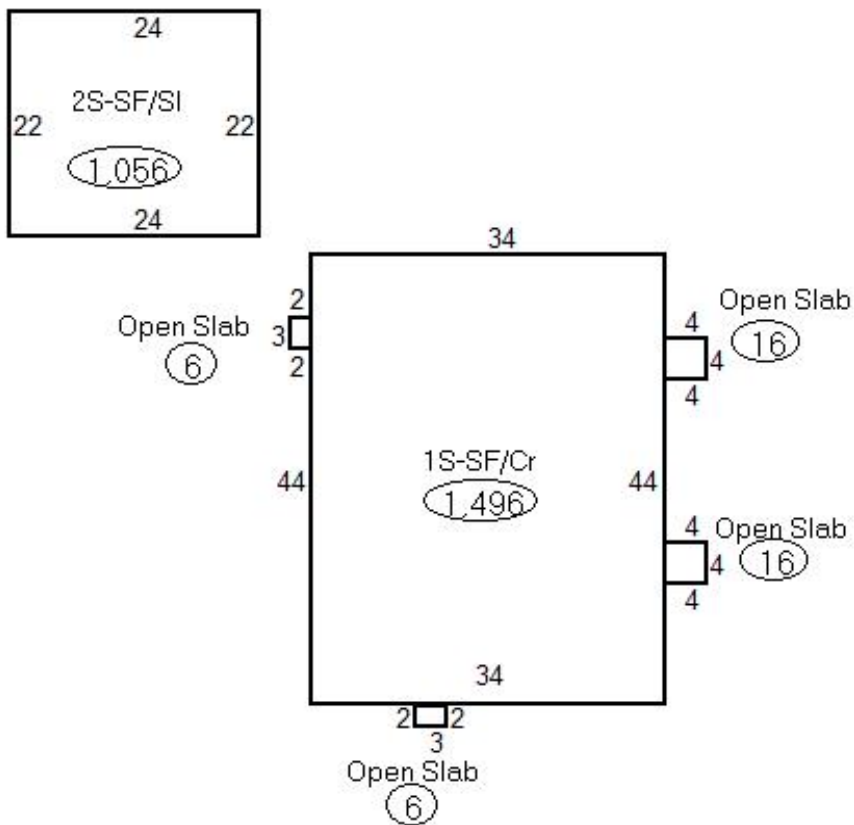
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Sketch Image

300006173



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,496	1.000	1,496
2	M	PATO		20	Open Slab	6	1.000	6
3	M	PATO		20	Open Slab	6	1.000	6
4	M	PATO		20	Open Slab	16	1.000	16
5	M	PATO		20	Open Slab	16	1.000	16
6	R	2	Slab	20	2S-SF/Sl	528	2.000	1,056
Total Building Area						2,024		2,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete Drive	63x12x0			756		
	Qual	3	Cond	2	Year	1970	Eff Age	67
						0		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (4.12 x 756)	3,115		3,115	2,492	623	