



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:18
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Assessment Data					Primary Image																																																																																																																			
Account 300006175 Parcel ID 2001-00-064-010-0-001-00 Cadastral ID 2001-064-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15228 NIELSEN, SHAYLA S. AND CHARLENE NIELSEN P O BOX 202 LAVERNE OK 73848-0000 Parcel Location Situs 00512 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0064 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-064-010-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.71005384 -99.89318465 LAVERNE ORIG BLOCK 64 W 20' OF LOT 10;ALL OF LOT 11;E 10' OF LOT 12																																																																																																																								
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	55 x 140	
Lot Count		
Units Buildable	3080	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,700.00 x .40 = 3,080	
Factor Value		
Adjustments		
Lot Value	3,080	



FRONT OF HOUSE

4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,412 / 1,412
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	
Remodel	REFRESH -
Year/Eff Age	1960 / 66

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	48,511		
Lot Value	3,080		
Indicated Value	51,591	36.54	Per SqFt
Agland Value			
Site Improvements	1,619		
Total Value	53,210	37.68	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	84.67	Total Misc Impr	+ 156
Roofing Adj	+ 4.04	Garage Cost	+ 156
Subfloor Adj	+ 0.00	Total RCN	= 147,004
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 98,493
Plumbing Adj	+ 4.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,511
Adj Base Cost	= 104.00	Lot Value	+ 3,080
Total Area	x 1,412	Indicated Value	= 51,591
Adjusted Cost	= 146,848	Value Per SqFt	36.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5550	4x4		16	9.78		156



Harper

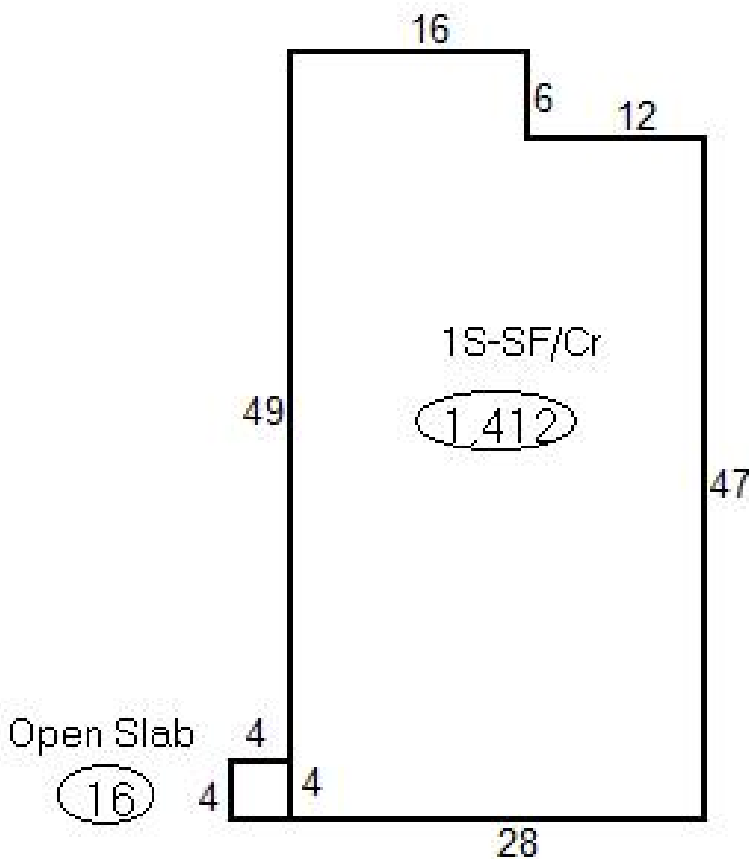
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Sketch Image

300006175



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,412	1.000	1,412
2	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						1,412		1,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood E of Fence	12x8x0		Formed Metal	96
	Qual	3	Cond 4	Year 2014	Eff Age 10	
	Valuation Summary Base Cost (24.56 x 96) 2,358		Modifier Total 0	RCN 2,358	Depr (42% Phys/ 0% Func) 990	RCNLD 1,368
	PACN	Paving - Concrete Drive	28x10x0			280
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary Base Cost (4.48 x 280) 1,254		Modifier Total 0	RCN 1,254	Depr (80% Phys/ % Func) 1,003	RCNLD 251