



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300006176 Parcel ID 2001-00-064-012-0-001-00 Cadastral ID 2001-064-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25235 BATMAN, ZEPLYN AND EMILEE BATMAN (JT) 323 N COLORADO P O BOX 451 LAVERNE OK 73848- Parcel Location Situs 00323 COLORADO Subdivision LAVERNE ORIG. Lot/Block 0012 / 0064 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-064-012-0-001-00 04/23/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71049082 -99.90002886 LAVERNE ORIG BLOCK 64 W 15' OF LOT 12; ALL LOTS 13-14-15 BOOK 773 PAGE 557																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	0	0	
Lot Count			
Units Buildable	5040		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	12,600.00 x .40 = 5,040		
Factor Value			
Adjustments			
Lot Value	5,040		



Residential Data	
Type	7 Modular Home
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,496 / 2,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

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	203,795		
Lot Value	5,040		
Indicated Value	208,835	83.67	Per SqFt
Agland Value			
Site Improvements	1,547		
Total Value	210,382	84.29	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.69	Total Misc Impr	+ 750
Roofing Adj	+ 0.00	Garage Cost	+ 750
Subfloor Adj	+ 0.00	Total RCN	= 212,286
Heat/Cool Adj	+ 0.00	Depreciation (4%)	- 8,491
Plumbing Adj	+ 5.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,795
Adj Base Cost	= 84.75	Lot Value	+ 5,040
Total Area	x 2,496	Indicated Value	= 208,835
Adjusted Cost	= 211,536	Value Per SqFt	83.67

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	13487	7x4		28	26.78		750



Harper

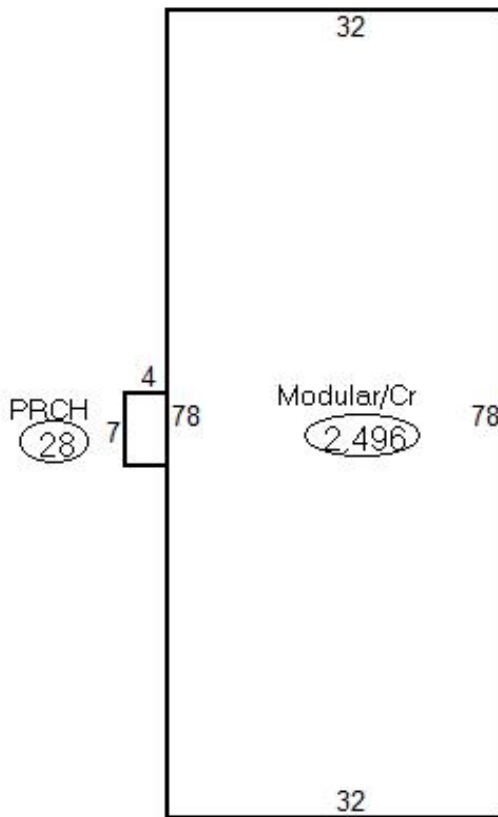
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Sketch Image

300006176



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	Modular/Cr	2,496	1.000	2,496
2	M	PRCH		20	PRCH	28	1.000	28
Total Building Area						2,496		2,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive/GARAGE AREA	82x24x0			1,968
	Qual	3	Cond 3	Year 1988	Eff Age 38	
				0		
				0		
				0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3.93 x 1,968)		7,734		7,734	6,187	1,547