




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:20  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006177 <b>Parcel ID</b> 2001-00-064-018-0-001-00 <b>Cadastral ID</b> 2001-064-018-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25811 STELTZLEN, GERALD W & GAYLA L. STELTZLEN  40340 NORTH 3988 ROAD COLLINSVILLE OK 74021-  <b>Parcel Location</b> <b>Situs</b> 00315 COLORADO <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0018 / 0064 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71005205 -99.89339662 LAVERNE ORIG BLOCK 64 LOTS W15' OF 18; ALL 16-17																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	 <p>2001-00-064-018-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	4194	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,486.00 x .40 = 4,194	
Factor Value		
Adjustments		
Lot Value	4,194	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,892 / 1,892
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,892
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	264 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1980 / 31

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	

Cost Approach		Manual :	
Base Cost	90.64	Total Misc Impr	+ 4,179
Roofing Adj	+ 5.07	Garage Cost	+ 9,113
Subfloor Adj	+ -2.80	Total RCN	= 224,950
Heat/Cool Adj	+ 12.33	Depreciation ( 39%)	- 87,730
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,220
Adj Base Cost	= 111.87	Lot Value	+ 4,194
Total Area	x 1,892	Indicated Value	= 141,414
Adjusted Cost	= 211,658	Value Per SqFt	74.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,220		
Lot Value	4,194		
Indicated Value	141,414	74.74	Per SqFt
Agland Value			
Site Improvements	4,023		
Total Value	145,437	76.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 1980	1	2,145.83		2,146
PATC	Patio - Covered	5555	15x4	1980	60	19.27		1,156
PRCH	Slab Porch - Covered	5557	35	1980	35	25.06		877



Harper

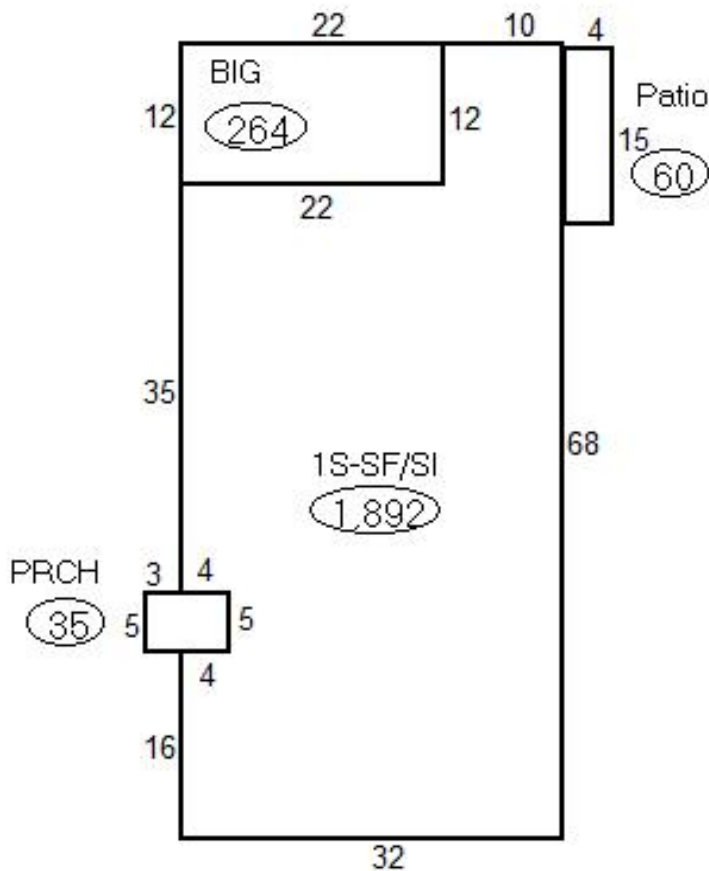
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	60	1.000	60
2	G	8		20	BIG	264	1.000	264
3	M	PRCH		20	PRCH	35	1.000	35
4	R	1	Slab	20	1S-SF/Slab	1,892	1.000	1,892
<b>Total Building Area</b>						1,892		1,892



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x15x8	Concrete	Formed Metal	180	
	Qual	4	Cond 4	Year 2005	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.68 x 180)	4,082		4,082	2,204	1,878
	PACN	Paving - Concrete / N/S SIDEWALK	42x3x0	Concrete		126	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.70 x 126)	844		844	675	169
	PACN	Paving - Concrete Pad N of Shed	78x24x0			1,872	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.94 x 1,872)	7,376		7,376	5,901	1,475
	PACN	Paving - Concrete DRIVEWAY	26x18x0	Concrete		468	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 468)	1,952		1,952	1,562	390
	PACN	Paving - Concrete SIDEWALK	25x3x0	Concrete		75	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.43 x 75)	557		557	446	111