




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 300006187 Parcel ID 2001-00-065-010-0-001-00 Cadastral ID 2001-065-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25498 BREON, KAYE E. P O BOX 1130 LAVERNE OK 73848- Parcel Location Situs 00421 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0065 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71005559 -99.89297252 LAVERNE ORIG BLOCK 65 LOTS N 95' OF 10-11-12 TONY BREON DECEASED 1/31/2024																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 95	
Lot Count		
Units Buildable	2850	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,125.00 x .40 = 2,850	
Factor Value		
Adjustments		
Lot Value	2,850	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,084 / 1,084
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	564 Carport - Shed Roof
Remodel	
Year/Eff Age	1930 / 77

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	90.99	Total Misc Impr	+ 1,276
Roofing Adj	+ 4.34	Garage Cost	+ 7,119
Subfloor Adj	+ 0.00	Total RCN	= 129,781
Heat/Cool Adj	+ 10.77	Depreciation (70%)	- 90,847
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,934
Adj Base Cost	= 111.98	Lot Value	+ 2,850
Total Area	x 1,084	Indicated Value	= 41,784
Adjusted Cost	= 121,386	Value Per SqFt	38.55

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	38,934		
Lot Value	2,850		
Indicated Value	41,784	38.55	Per SqFt
Agland Value			
Site Improvements	3,132		
Total Value	44,916	41.44	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5589	14x4	1930	56	22.79		1,276



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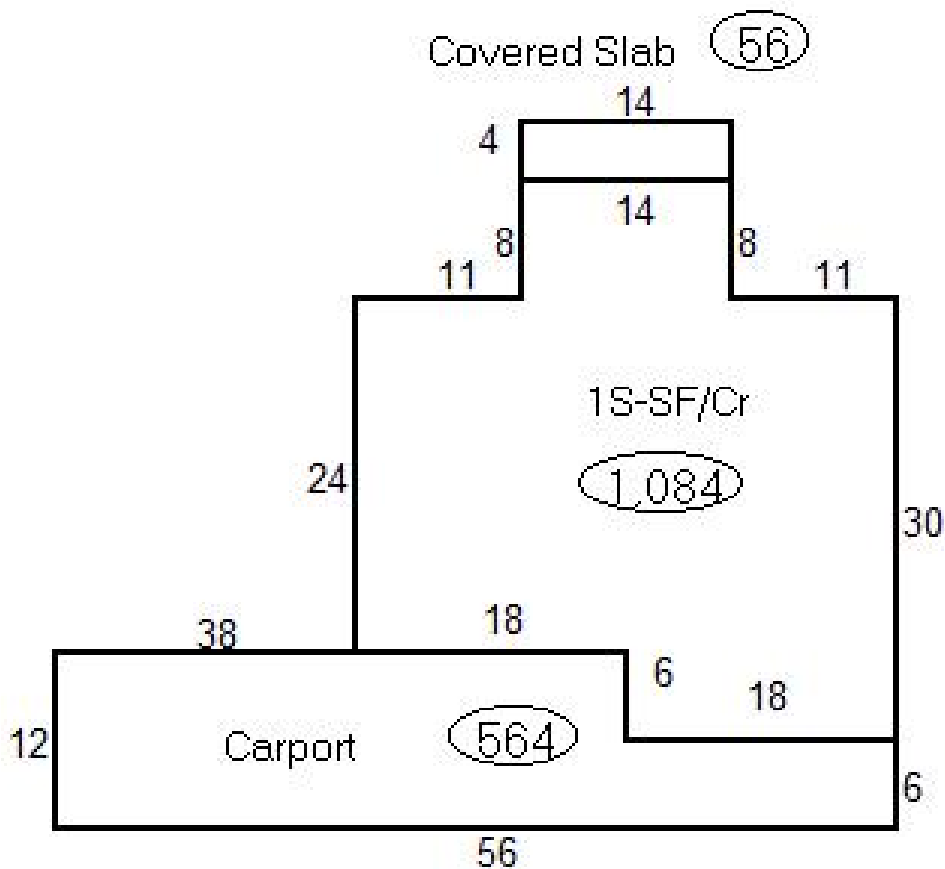
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Sketch Image

300006187



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	56	1.000	56
2	G	4		20	Carport	564	1.000	564
3	R	1	Crawl	20	1S-SF/Cr	1,084	1.000	1,084
Total Building Area						1,084		1,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered	20x20x8	Concrete	Formed Metal	400	
	Qual	3	Cond 3	Year 2005	Eff Age 21		
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)		RCNLD
	Base Cost (12.83 x 400)		5,132		5,132	3,387	1,745
	SHDS	Yard Shed - Metal	14x6x6	Dirt	Galvanized Metal	84	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
	Base Cost (21.51 x 84)		1,807		1,807	1,265	542
	PACN	Paving - Concrete / DRIVEWAY	30x12x0	Concrete		360	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (4.18 x 360)		1,505		1,505	1,204	301
	SHDS	Shed, Metal / NOT THERE	12x10x0		Composition Shingle	120	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)		RCNLD
	Base Cost (22.67 x 120)		2,720		2,720	2,176	544