



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006193 Parcel ID 2001-00-065-023-0-001-00 Cadastral ID 2001-065-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15239 SWINEFORD, RICK A. & TAMI R. SWINEFORD P O BOX 711 LAVERNE OK 73848-0000 Parcel Location Situs 00304 N MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0023 / 0065 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE										4/28/2025																																																																																																															
Legal Description Lat/Long: 36.97633180 -99.62453013 LAVERNE ORIG BLOCK 65 LOTS 23-24 BOOK 774 PAGE 209 TOD MAEGAN D. LOTSPEICH					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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Date 02/06/2026
Time 07:18:34
Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 70	
Lot Count		
Units Buildable	1400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,500.00 x .40 = 1,400	
Factor Value		
Adjustments		
Lot Value	1,400	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	1,668 / 2,502
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 68

HOUSE	4/24/2025
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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	74.35	Total Misc Impr	+ 8,280
Roofing Adj	+ 3.10	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 235,387
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 160,063
Plumbing Adj	+ 2.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,324
Adj Base Cost	= 90.77	Lot Value	+ 1,400
Total Area	x 2,502	Indicated Value	= 76,724
Adjusted Cost	= 227,107	Value Per SqFt	30.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,324		
Lot Value	1,400		
Indicated Value	76,724	30.67	Per SqFt
Agland Value			
Site Improvements	400		
Total Value	77,124	30.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	8049	40x10	2013	400	12.83		5,132
PATC	Patio - Covered	13451	25x8	2013	200	15.74		3,148



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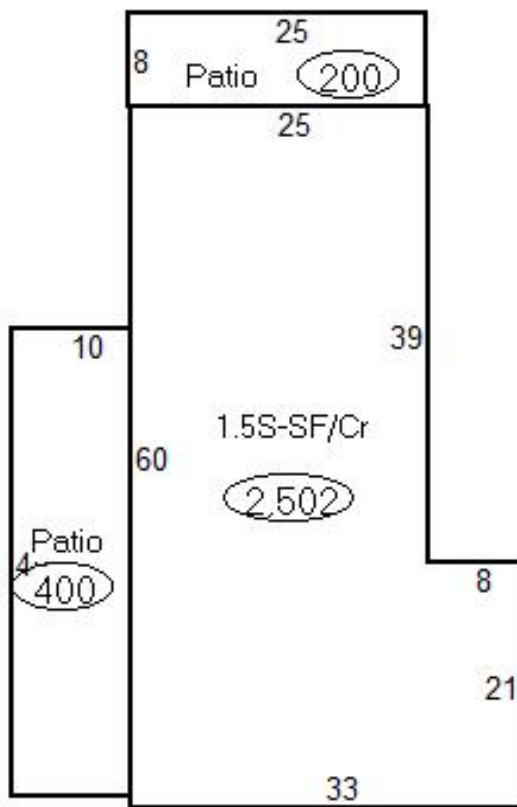
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:18:34
Page 3

Sketch Image

300006193



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,668	1.500	2,502
2	M	PATC		20	Patio	400	1.000	400
3	M	PATC		20	Patio	200	1.000	200
Total Building Area						1,668		2,502



Harper


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Date 02/06/2026
Time 07:18:34
Page 4

300006193

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	30x16x0	Concrete		480
	Qual	3	Cond 3	Year 1970	Eff Age 56	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.17 x 480)		2,002		2,002		1,602
						400



Harper

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Date 02/06/2026
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 Page 5

Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	50	x 70
Lot Count		
Units Buildable	1400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,500.00 x .40 = 1,400	
Factor Value		
Adjustments		
Lot Value	1,400	



HOUSE 4/28/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	650 / 650
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 115

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	14,577		
Lot Value	1,400		
Indicated Value	15,977	24.58	Per SqFt
Agland Value			
Site Improvements	130		
Total Value	16,107	24.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.02	Total Misc Impr	+ 850
Roofing Adj	+ 4.04	Garage Cost	+ 850
Subfloor Adj	+ 2.36	Total RCN	= 72,883
Heat/Cool Adj	+ 1.40	Depreciation (80%)	- 58,306
Plumbing Adj	+ 8.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,577
Adj Base Cost	= 110.82	Lot Value	+ 1,400
Total Area	x 650	Indicated Value	= 15,977
Adjusted Cost	= 72,033	Value Per SqFt	24.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	8769	5x3	1930	15	18.10		272
PRCH	Slab Porch - Covered	8770	8x4	2017	32	18.05		578



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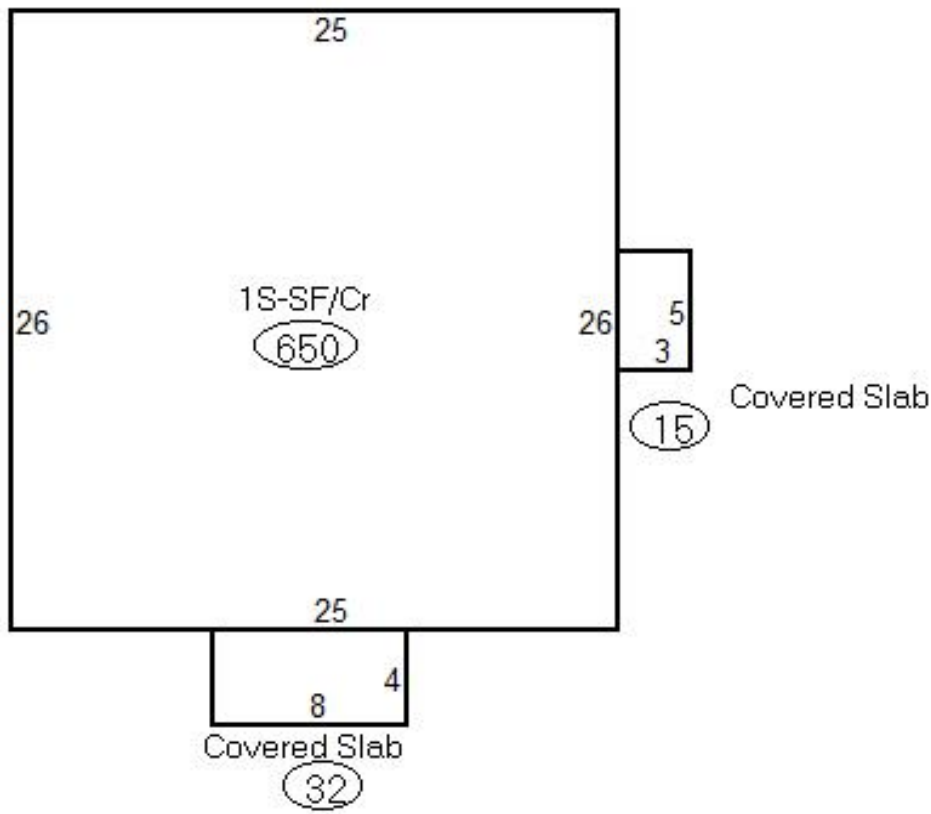
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Page 6

Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	Covered Slab	15	1.000	15
2	M	PRCH		10	Covered Slab	32	1.000	32
3	R	1	Crawl	10	1S-SF/Cr	650	1.000	650
Total Building Area						650		650



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 Page 7

300006193

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / SIDEWALK	18x5x0	Concrete		90	
	Qual	3	Cond 3	Year 1930	Eff Age 96		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.21 x 90)	649		649	519	130