




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 300006199 Parcel ID 2001-00-066-013-0-001-00 Cadastral ID 2001-066-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15244 SWINEFORD, RICK A & TAMI R. SWINEFORD P O BOX 711 LAVERNE OK 73848-0000 Parcel Location Situs 00322 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0013 / 0066 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.61206704 -99.44416507 LAVERNE ORIG BLOCK 66 LOTS 13-14-15-16-17 (COMBINED LOTS 16 & 17 06-28-2021) BOOK 774 PAGE 209 TOD-MAEGAN D. LOTSPEICH																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	
Lot Count	0	
Units Buildable	7000	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,535 / 3,803
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 96

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	78.73	Total Misc Impr	+ 14,271
Roofing Adj	+ 2.48	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 373,845
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 299,076
Plumbing Adj	+ 2.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,769
Adj Base Cost	= 94.55	Lot Value	+ 7,000
Total Area	x 3,803	Indicated Value	= 81,769
Adjusted Cost	= 359,574	Value Per SqFt	21.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,769		
Lot Value	7,000		
Indicated Value	81,769	21.50	Per SqFt
Agland Value			
Site Improvements	39,679		
Total Value	121,448	31.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1930	1	4,783.32	4,783
RSPC	Raised Slab Porch - Covered	5637	5x3	1930	15	40.47		607
RSPC	Raised Slab Porch - Covered	5638	22x8	1930	176	39.71		6,989
PATO	Patio - Open	13456	18x12	2013	216	8.76		1,892



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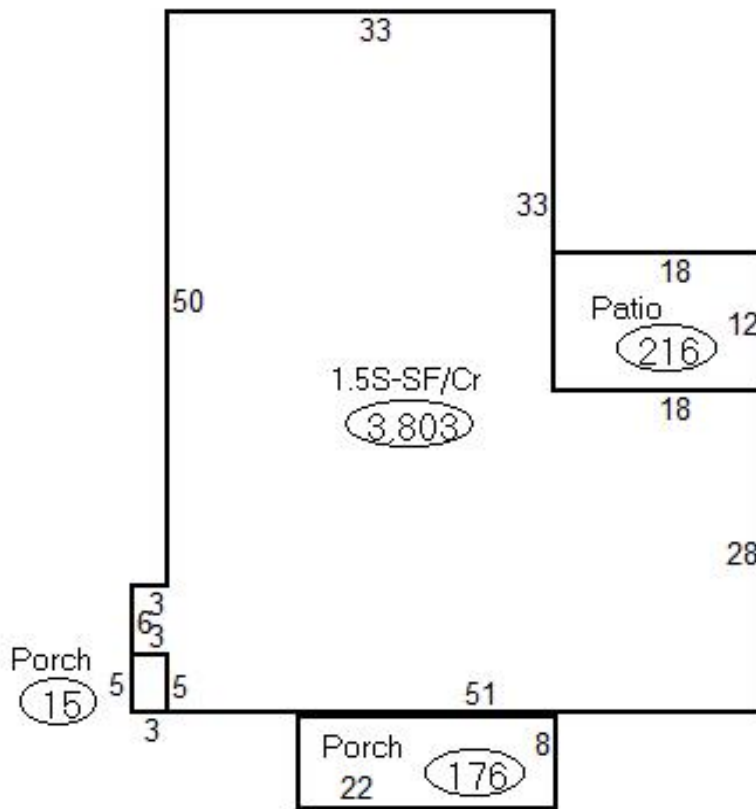
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Sketch Image

300006199



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	15	1.000	15
2	M	RSPC		20	Porch	176	1.000	176
3	R	5	Crawl	20	1.5S-SF/Cr	2,535	1.500	3,803
4	M	PATO		20	Patio	216	1.000	216
Total Building Area						2,535		3,803



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached / RED	20x15x10	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2026	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.00 x 300)	1,800		1,800		1,800
	CPDT	Carport - Detached / WHITE	20x15x8	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (4.75 x 300)	1,425		1,425	527	898
	PACN	Paving - Concrete Entry Shed	22x18x0	Concrete		396
	Qual	2	Cond 2	Year 2013	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.72 x 396)	1,473		1,473	1,178	295
	UTIL	Utility Building	40x25x16	Concrete	Formed Metal	1,360
	Qual	2	Cond 2	Year 2013	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (26.00 x 1,360)	35,360		35,360	13,083	22,277
	GRAT	Garage - Attached / TO EQUIPMENT SHED	35x8x8	Dirt	Formed Metal	280
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (32.22 x 280)	9,022		9,022	2,526	6,496
	PACN	Paving - Concrete by Pool	115x7x0	Concrete		805
	Qual	2	Cond 2	Year 2003	Eff Age 28	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.66 x 805)	2,946		2,946	2,357	589
	PACN	Paving - Concrete Walk	34x3x0	Concrete		102
	Qual	2	Cond 2	Year 2003	Eff Age 28	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.28 x 102)	641		641	513	128



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300006199

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open West	16x15x0			240
	Qual 2	Cond 2	Year 2003	Eff Age 28		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (7.51 x 240)		1,802		1,802	1,352	450
SPLG		Swimming Pool	35x19x0	Concrete		665
	Qual 3	Cond 2	Year 2002	Eff Age 29		
Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
Base Cost (42.27 x 665)		28,110		28,110	21,364	6,746