




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 300006202 Parcel ID 2001-00-066-023-0-001-00 Cadastral ID 2001-066-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15246 HUNTER, ROYCE PO BOX 1013 LAVERNE OK 73848-0000 Parcel Location Situs 00302 N TEXAS Subdivision LAVERNE ORIG. Lot/Block 0023 / 0066 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/24/2025</p>																																																																																																																				
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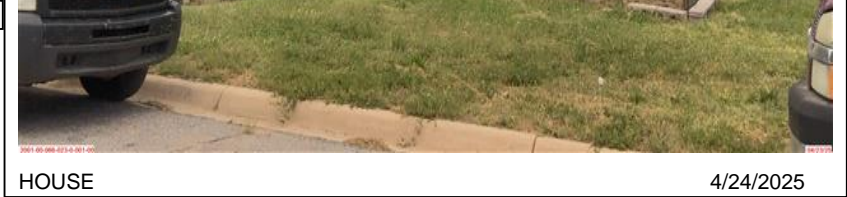
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,406 / 1,406
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	
Remodel	
Year/Eff Age	1940 / 73



HOUSE 4/24/2025

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	87.08	Total Misc Impr	+ 2,509
Roofing Adj	+ 4.33	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 154,118
Heat/Cool Adj	+ 11.55	Depreciation (72%)	- 110,965
Plumbing Adj	+ 4.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,153
Adj Base Cost	= 107.83	Lot Value	+ 2,800
Total Area	x 1,406	Indicated Value	= 45,953
Adjusted Cost	= 151,609	Value Per SqFt	32.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,153		
Lot Value	2,800		
Indicated Value	45,953	32.68	Per SqFt
Agland Value			
Site Improvements	11,066		
Total Value	57,019	40.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	5647	256	1990	256	9.80		2,509



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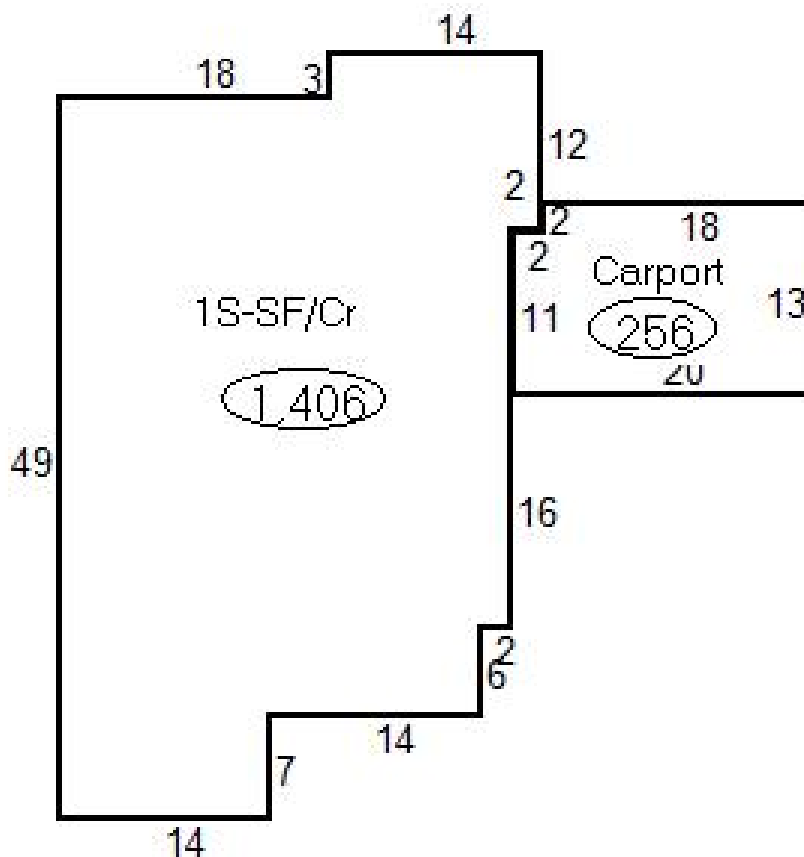
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Sketch Image

300006202



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,406	1.000	1,406
2	M	CPAT		20	Carport	256	1.000	256
Total Building Area						1,406		1,406



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x10	Dirt	Formed Metal	576
	Qual	3.25	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (37.57 x 576)		21,640	21,640	10,820	10,820
	PACN	Paving - Concrete	25x10x0	Concrete		250
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.91 x 250)		1,228	1,228	982	246