



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:44
 Page 1

Assessment Data					Primary Image																																																																																																															
Account	300006205																																																																																																																			
Parcel ID	2001-00-067-007-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	3																																																																																																																	
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
Name ID	25083																																																																																																																			
HATHCOCK, DYLAN																																																																																																																				
217 NW 3RD LAVERNE OK 73848-																																																																																																																				
Parcel Location Situs 00217 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0067 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
HOUSE 4/24/2025																																																																																																																				
Legal Description Lat/Long: 36.70824139 -99.89138496																																																																																																																				
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Date 02/06/2026
 Time 07:18:45
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,456 / 1,456
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	780 Total
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 66

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,892		
Lot Value	4,200		
Indicated Value	57,092	39.21	Per SqFt
Agland Value			
Site Improvements	5,881		
Total Value	62,973	43.25	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	81.57	Total Misc Impr	+ 13,820
Roofing Adj	+ 3.81	Garage Cost	+ 0
Subfloor Adj	+ 0.48	Total RCN	= 165,288
Heat/Cool Adj	+ 1.65	Depreciation (68%)	- 112,396
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 12.36	RCNLD	= 52,892
Adj Base Cost	= 104.03	Lot Value	+ 4,200
Total Area	x 1,456	Indicated Value	= 57,092
Adjusted Cost	= 151,468	Value Per SqFt	39.21

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1940	1	4,562.09		4,562
RSPC	Raised Slab Porch - Covered	5652	20x8	1940	160	37.91		6,066
WODO	Wood Deck - Open	13463	20x8	2025	160	19.95		3,192



Harper

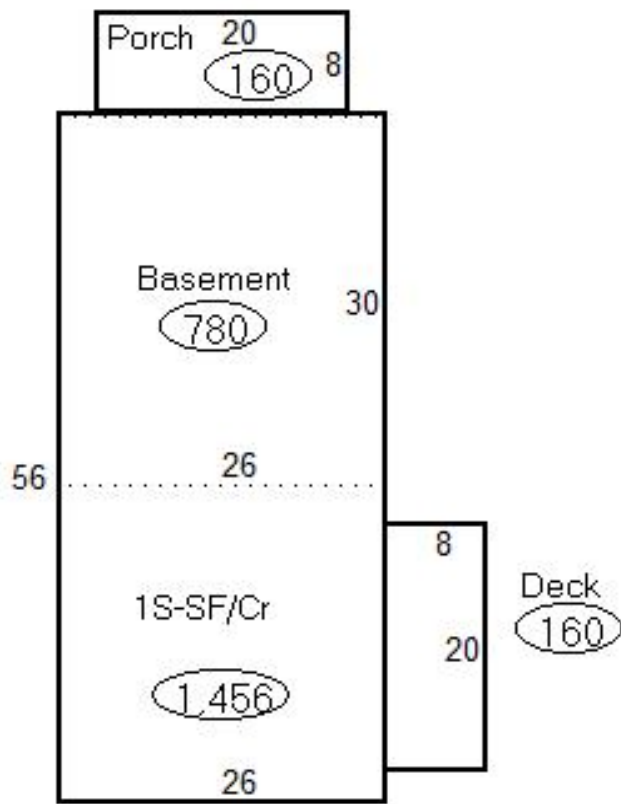
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Date 02/06/2026
Time 07:18:45
Page 3

Sketch Image

300006205



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,456	1.000	1,456
2	B	1		20	Basement	780	1.000	780
3	M	RSPC		20	Porch	160	1.000	160
4	M	WODO		20	Deck	160	1.000	160
Total Building Area						1,456		1,456



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 Time 07:18:45
 Page 4

300006205

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x12x8	Base	Formed Metal	192
	Qual	3	Cond 3	Year 2014	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (21.04 x 192)		4,040	4,040	1,858	2,182
	CPDT	Carport - Detached	24x24x10	Gravel	Composition Roll	576
	Qual	2.75	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (5.84 x 576)		3,364	3,364	2,018	1,346
	SHDS	Shed - Small	14x16x8	Base	Composition Shingle	224
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (19.62 x 224)		4,395	4,395	2,593	1,802
	SHDS	Yard Shed - Metal	12x10x6		Formed Metal	120
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (22.95 x 120)		2,754	2,754	2,203	551