



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 300006209 Parcel ID 2001-00-067-017-0-001-00 Cadastral ID 2001-067-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15106 MANNING, DANNY R. & PATTY ANN MANNING 17614 STATE HIGHWAY 149 LAVERNE OK 73848-0000 Parcel Location Situs 00210 NW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0017 / 0067 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE										4/24/2025																																																																																																															
Legal Description Lat/Long: 36.70921718 -99.89201014 LAVERNE ORIG BLOCK 67 LOTS 17-18; W2 OF 19					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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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	840 / 1,260
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	364 Total
Garage Type	
Remodel	
Year/Eff Age	1935 / 78

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	36,818		
Lot Value	3,500		
Indicated Value	40,318	32.00	Per SqFt
Agland Value			
Site Improvements	154		
Total Value	40,472	32.12	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.89	Total Misc Impr	+ 9,279
Roofing Adj	+ 3.11	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 136,363
Heat/Cool Adj	+ 1.73	Depreciation (73%)	- 99,545
Plumbing Adj	+ 5.06	Lump Sums	+ 0
Basement Adj	+ 10.08	RCNLD	= 36,818
Adj Base Cost	= 100.86	Lot Value	+ 3,500
Total Area	x 1,260	Indicated Value	= 40,318
Adjusted Cost	= 127,084	Value Per SqFt	32.00

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5658	221	1935	221	39.50		8,730
PRCH	Porch	5660	6x4	1935	24	22.87		549



Harper

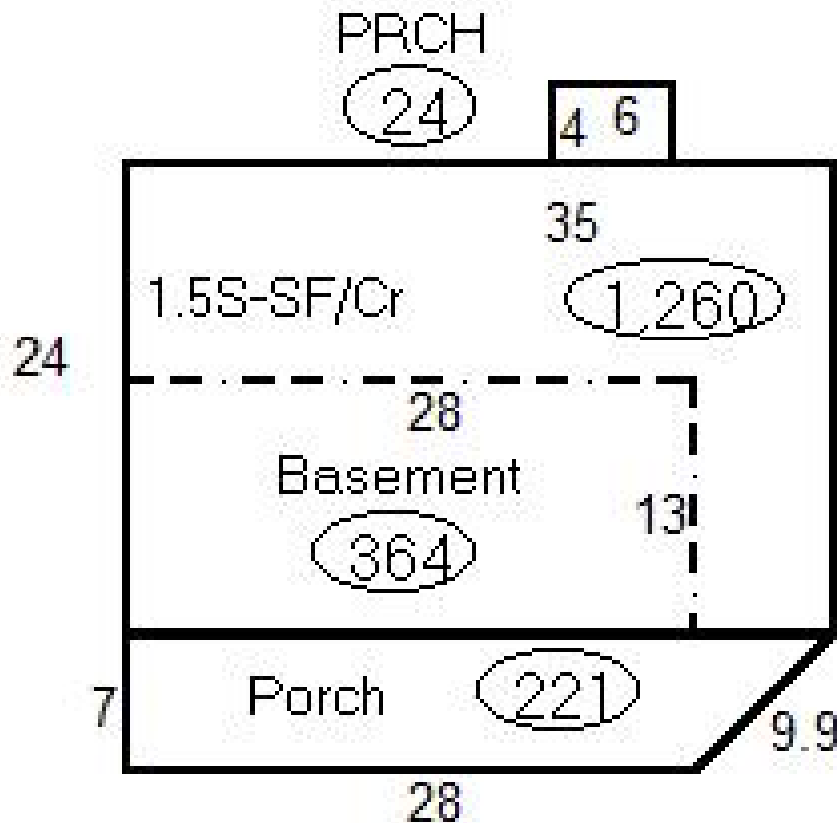
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Sketch Image

300006209



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	221	1.000	221
2	R	5	Crawl	20	1.5S-SF/Cr	840	1.500	1,260
3	M	PRCH		20	PRCH	24	1.000	24
4	B	1		20	Basement	364	1.000	364
Total Building Area						840		1,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete Walk	28x4x0	Concrete		112		
	Qual	3	Cond	3	Year	1970	Eff Age	56
						0		
						0		
						0		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD		
		Base Cost (6.89 x 112)	772		772	618	154	