



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 300006227 Parcel ID 2001-00-070-011-0-001-00 Cadastral ID 2001-070-011-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15265 GOODWIN, NEAL AND DONDA GOODWIN P O BOX 188 LAVERNE OK 73848-0000 Parcel Location Situs 00120 NE SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0011 / 0070 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-070-011-0-001-00 01/30/24</p>																																																																																																																				
HOUSE 2/1/2024																																																																																																																									
Legal Description Lat/Long: 36.71347306 -99.89645278 LAVERNE ORIG BLOCK 70 LOTS E2 OF 11; ALL 12-13- 14-15					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	112.5 x 140	
Lot Count		
Units Buildable	6300	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	15,750.00 x .40 = 6,300	
Factor Value		
Adjustments		
Lot Value	6,300	

Residential Data	
Type	1 Single Family Residence
Condition	3.8 - Average
Quality	3.8 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,227 / 1,227
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 81

HOUSE	2/1/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	40,407		
Lot Value	6,300		
Indicated Value	46,707	38.07	Per SqFt
Agland Value			
Site Improvements	6,477		
Total Value	53,184	43.34	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	96.87	Total Misc Impr	+ 3,108
Roofing Adj	+ 5.12	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 144,311
Heat/Cool Adj	+ 2.13	Depreciation (72%)	- 103,904
Plumbing Adj	+ 10.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,407
Adj Base Cost	= 115.08	Lot Value	+ 6,300
Total Area	x 1,227	Indicated Value	= 46,707
Adjusted Cost	= 141,203	Value Per SqFt	38.07

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	5706	18x6	1930	108	26.17		2,826
PATO	Slab Porch - Open	5707	6x4	1930	24	11.76		282



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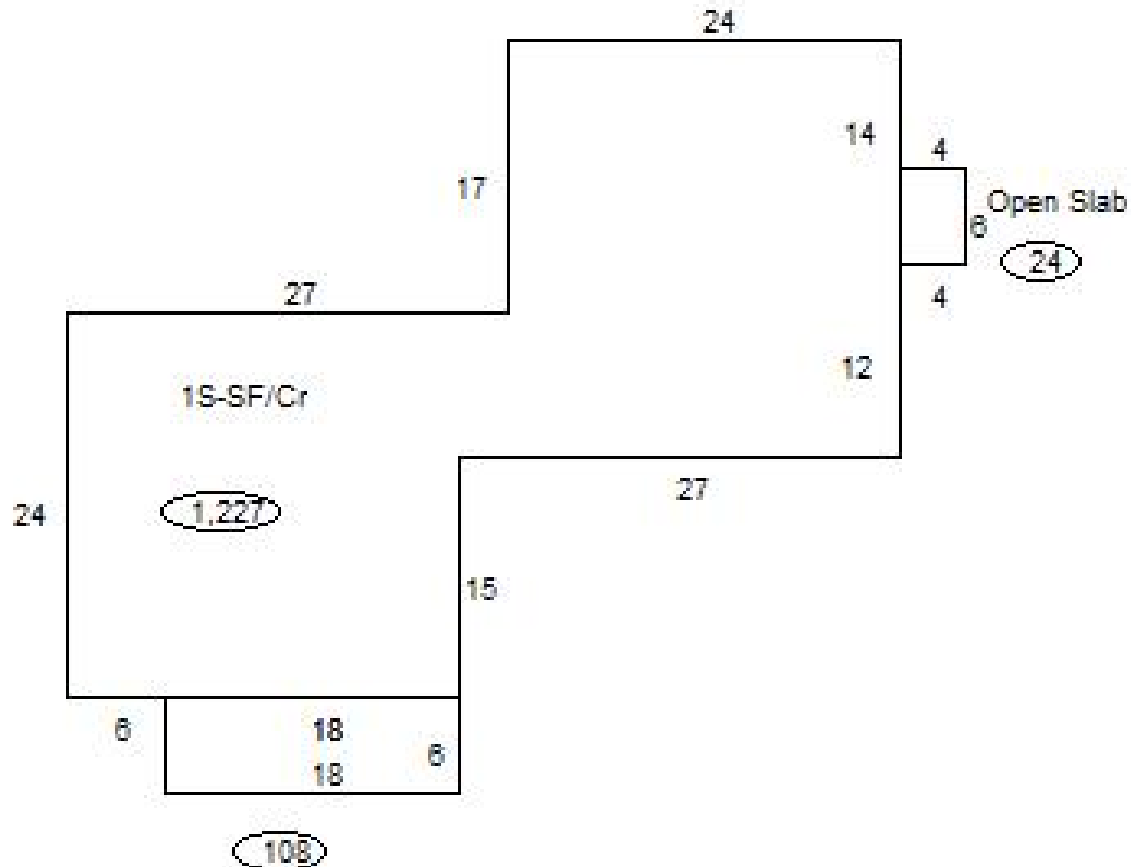
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Sketch Image

300006227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	108	1.000	108
2	M	PATO		20	Open Slab	24	1.000	24
3	R	1	Crawl	20	1S-SF/Cr	1,227	1.000	1,227
Total Building Area						1,227		1,227



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	24x12x8		Formed Metal	288	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (18.87 x 288)		5,435		5,435	544	4,891
	PACN	Paving - Concrete DRIVEWAY	50x10x0			500	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 500)		2,080		2,080	1,664	416
	PACN	Paving - Concrete SIDEWALK	57x3x0			171	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.04 x 171)		1,033		1,033	826	207
	CPDT	DET CARPORT-METAL	24x24x8		Formed Metal	576	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD	
	Base Cost (8.36 x 576)		4,815		4,815	3,852	963