



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:19:16
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Assessment Data					Primary Image																																																																																																																				
Account 300006238 Parcel ID 2001-00-075-006-0-001-00 Cadastral ID 2001-075-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25234 WALLIS, DAVID AND KAREN ANN WALLIS (JT) 113 NW 4TH ST LAVERNE OK 73848- Parcel Location Situs 00113 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0006 / 0075 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71358132 -99.89778290 LAVERNE ORIG BLOCK 75 LOTS 6 THRU 9 BOOK 773 PAGE 389										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	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE	2/1/2024
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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	21,673		
Lot Value	5,600		
Indicated Value	27,273	29.14	Per SqFt
Agland Value			
Site Improvements	7,962		
Total Value	35,235	37.64	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	97.13	Total Misc Impr	+ 3,318
Roofing Adj	+ 5.94	Garage Cost	+ 108,365
Subfloor Adj	+ 0.00	Total RCN	= 86,692
Heat/Cool Adj	+ 1.85	Depreciation (80%)	- 0
Plumbing Adj	+ 7.30	Lump Sums	+ 21,673
Basement Adj	+ 0.00	RCNLD	= 5,600
Adj Base Cost	= 112.23	Lot Value	+ 27,273
Total Area	x 936	Indicated Value	= 29.14
Adjusted Cost	= 105,047	Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5722	4x2	1940	8	10.40		83
PATC	Patio - Covered	5724	24x8	1980	192	16.85		3,235



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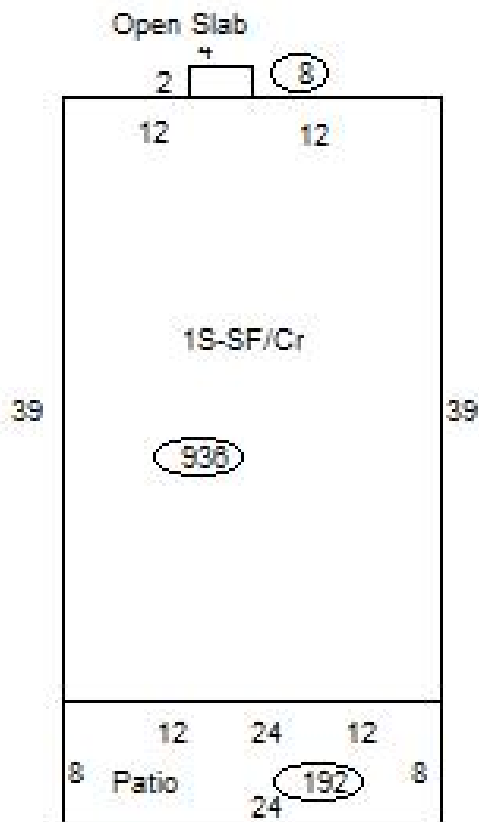
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	8	1.000	8
2	R	1	Crawl	20	1S-SF/Cr	936	1.000	936
3	M	PATC		20	Patio	192	1.000	192
Total Building Area						936		936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	23x18x8		Formed Metal	414
	Qual 3	Cond 3	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ 0% Func)		RCNLD
Base Cost (37.74 x 414)		15,624		15,624	8,437	7,187
	SHDS	Yard Shed - VINYL	12x10x6		Composition Shingle	120
	Qual 3	Cond 3	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)		RCNLD
Base Cost (21.54 x 120)		2,585		2,585	1,810	775