



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:30
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Assessment Data					Primary Image																																																																																																																				
Account 300006253 Parcel ID 2001-00-076-013-0-001-00 Cadastral ID 2001-076-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15283 RICHARDS, DEBRA 706 E 27TH PLACE EDMOND OK 73013-0000 Parcel Location Situs 00222 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0013 / 0076 Parcel Size 1.5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
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Legal Description Lat/Long: 36.70943792 -99.89198547					Building Permits																																																																																																																				
LAVERNE ORIG BLOCK 76 LOT S 70' OF 13-14-15					<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	75 x 70	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	1.25 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Built-In Garage
Remodel	
Year/Eff Age	1976 / 68

HOUSE / BUILT IN GARAGE 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	93.10	Total Misc Impr	+ 938
Roofing Adj	+ 4.41	Garage Cost	+ 7,861
Subfloor Adj	+ -2.07	Total RCN	= 113,127
Heat/Cool Adj	+ 1.73	Depreciation (68%)	- 76,926
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,201
Adj Base Cost	= 103.50	Lot Value	+ 2,100
Total Area	x 1,008	Indicated Value	= 38,301
Adjusted Cost	= 104,328	Value Per SqFt	38.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,201		
Lot Value	2,100		
Indicated Value	38,301	38.00	Per SqFt
Agland Value			
Site Improvements	621		
Total Value	38,922	38.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5786	4x4	1976	16	22.90		366
PRCH	Porch	5787	5x5	1976	25	22.87		572



Harper

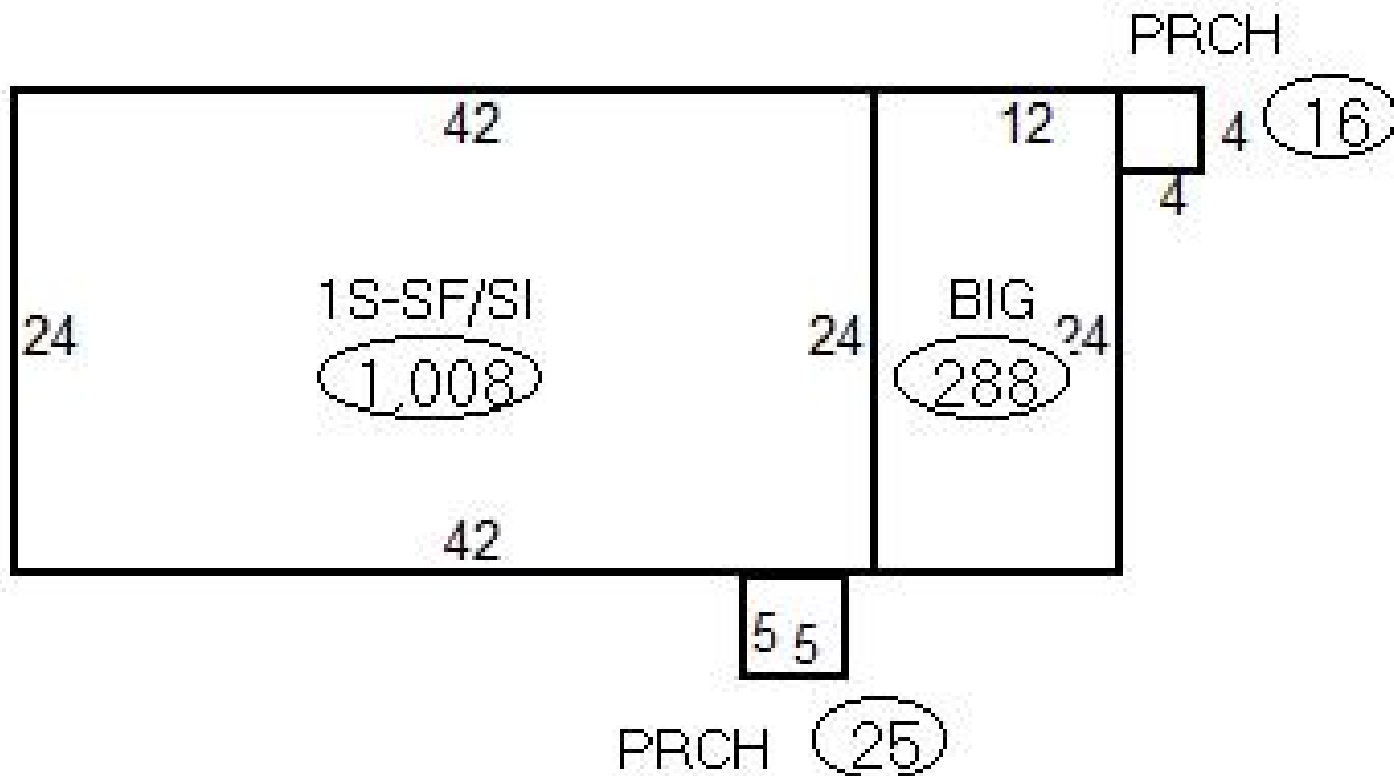
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Sketch Image

300006253



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Slab	1,008	1.000	1,008
2	M	PRCH		20	PRCH	16	1.000	16
3	M	PRCH		20	PRCH	25	1.000	25
4	G	8		20	BIG	288	1.000	288
Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	26x9x0	Concrete		234	
	Qual	2	Cond 2	Year 1976	Eff Age 60		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.58 x 234)	1,072		1,072	858	214
	PACN	Paving - Concrete Walks	15x3x0	Concrete		45	
	Qual	2	Cond 2	Year 1976	Eff Age 60		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.01 x 45)	315		315	252	63
	SHDS	Shed - Small	10x12x6	Dirt	Composition Shingle	120	
	Qual	2	Cond 2	Year 1976	Eff Age 60		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (14.32 x 120)	1,718		1,718	1,374	344