



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:19:32  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006255 <b>Parcel ID</b> 2001-00-076-016-0-001-00 <b>Cadastral ID</b> 2001-076-016-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15285 BOZARTH, SANDRA A.  P O BOX 1423 WOODWARD OK 73802-  <b>Parcel Location</b> <b>Situs</b> 00214 NW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0016 / 0076 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70903648 -99.89156375																																																																																																																									
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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	3.75 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	308 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 73

HOUSE	4/24/2025
-------	-----------

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	

Cost Approach		Manual :	
Base Cost	91.09	Total Misc Impr	+ 5,029
Roofing Adj	+ 4.52	Garage Cost	+ 13,671
Subfloor Adj	+ 0.00	Total RCN	= 151,564
Heat/Cool Adj	+ 11.55	Depreciation ( 72%)	- 109,126
Plumbing Adj	+ 5.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,438
Adj Base Cost	= 112.98	Lot Value	+ 4,200
Total Area	x 1,176	Indicated Value	= 46,638
Adjusted Cost	= 132,864	Value Per SqFt	39.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,438		
Lot Value	4,200		
Indicated Value	46,638	39.66	Per SqFt
Agland Value			
Site Improvements	1,423		
Total Value	48,061	40.87	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	5794	20x6	1940	120	41.91	5,029



Harper

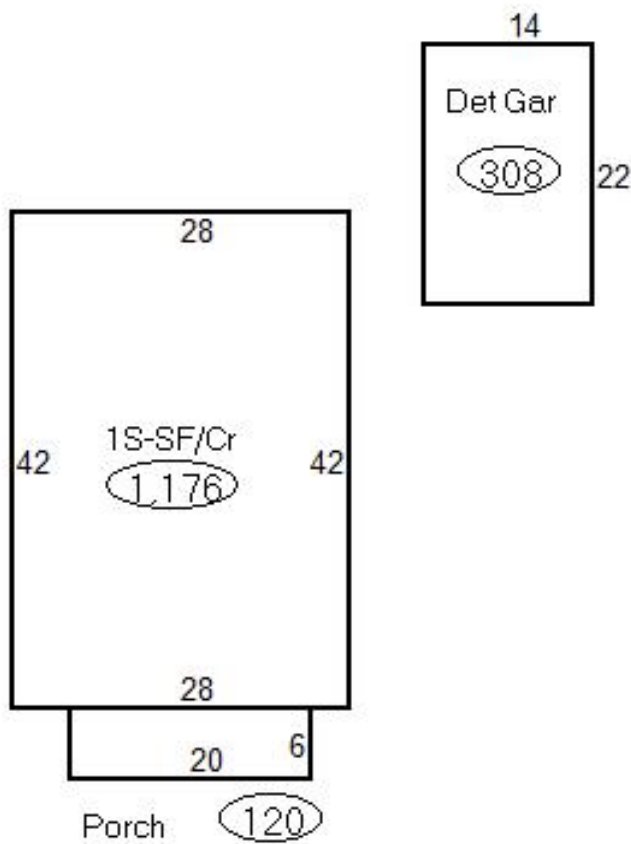
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Sketch Image

300006255



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	120	1.000	120
2	G	2		20	Det Gar	308	1.000	308
3	R	1	Crawl	20	1S-SF/Cr	1,176	1.000	1,176
<b>Total Building Area</b>						<b>1,176</b>		<b>1,176</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	10x15x8	Dirt	Composition Shingle	150	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (17.62 x 150)		2,643		2,643	2,114	529
	PACN	Paving - Concrete Drive	70x12x0			840	
	Qual	3.5	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.62 x 840)		3,881		3,881	3,105	776
	PACN	Paving - Concrete Walk	20x4x0	Concrete		80	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.35 x 80)		588		588	470	118