



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006264 Parcel ID 2001-00-077-017-0-001-00 Cadastral ID 2001-077-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15294 MITCHELL, THOMAS & BOBBIE D. MITCHELL P O BOX 863 LAVERNE OK 73848-0000 Parcel Location Situs 00314 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0017 / 0077 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70736046 -99.89154110																																																																																																																									
Building Permits					HOUSE 4/24/2025																																																																																																																				
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LAVERNE ORIG BLOCK 77 LOTS 17-18					<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
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
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	
Garage Type	
Remodel	
Year/Eff Age	1930 / 87

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	31,457		
Lot Value	2,800		
Indicated Value	34,257	30.59	Per SqFt
Agland Value			
Site Improvements	558		
Total Value	34,815	31.08	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	90.74	Total Misc Impr	+ 11,097
Roofing Adj	+ 4.29	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 125,830
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 94,373
Plumbing Adj	+ 5.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,457
Adj Base Cost	= 102.44	Lot Value	+ 2,800
Total Area	x 1,120	Indicated Value	= 34,257
Adjusted Cost	= 114,733	Value Per SqFt	30.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5825	18x6	1930	108	22.65		2,446
PATC	Patio - Covered	13489	40x8	2012	320	13.13		4,202
RSPC	Raised Slab Porch - Covered	13490	8x8	2026	64	40.24		2,575
WDBS	Wood Burning Stove		1	2026	1	1,874.09		1,874



Harper

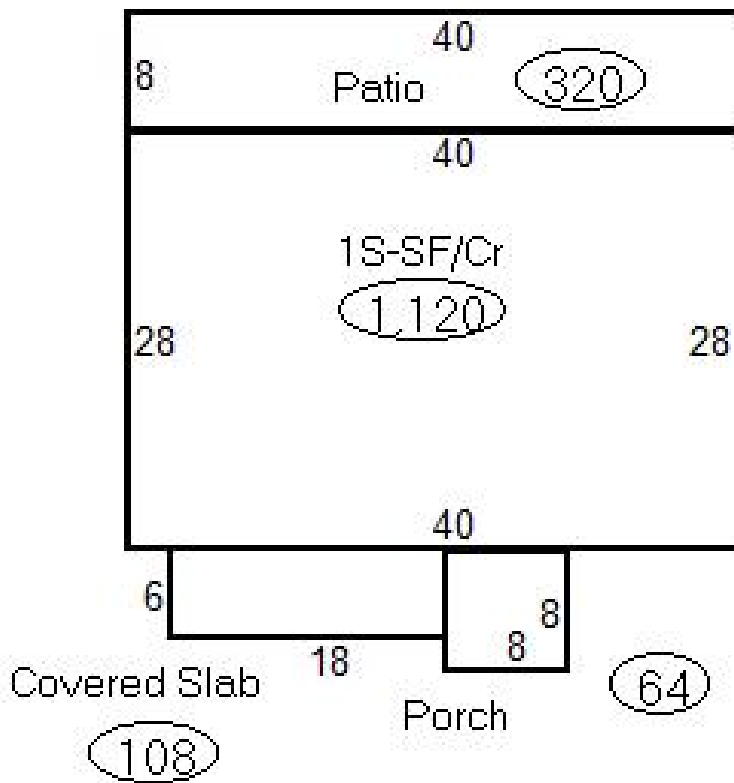
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	108	1.000	108
2	R	1	Crawl	20	1S-SF/Cr	1,120	1.000	1,120
3	M	PATC		20	Patio	320	1.000	320
4	M	RSPC		20	Porch	64	1.000	64
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Walk	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)		458		458 366	92
	SHDS	Yard Shed - Wood	12x8x0	Base	Wood Shingle	96
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (24.25 x 96)		2,328		2,328 1,862	466

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