



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:43
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006266 Parcel ID 2001-00-077-022-0-001-00 Cadastral ID 2001-077-022-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15296 EXCELLENCE CARE, INC. P O BOX 833 LAVERNE OK 73848-0000 Parcel Location Situs 00302 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0022 / 0077 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE / GARAGE 4/24/2025																																																																																																																									
Legal Description Lat/Long: 36.70940336 -99.89134962 LAVERNE ORIG BLOCK 77 LOTS 22-23-24					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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 Time 07:19:43
 Page 2

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	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	970 / 970
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 120

HOUSE / 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	70.64	Total Misc Impr	+ 188
Roofing Adj	+ 3.34	Garage Cost	+ 5,807
Subfloor Adj	+ 2.08	Total RCN	= 84,565
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 67,652
Plumbing Adj	+ 4.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,913
Adj Base Cost	= 81.00	Lot Value	+ 4,200
Total Area	x 970	Indicated Value	= 21,113
Adjusted Cost	= 78,570	Value Per SqFt	21.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,913		
Lot Value	4,200		
Indicated Value	21,113	21.77	Per SqFt
Agland Value			
Site Improvements	794		
Total Value	21,907	22.58	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	5831	4x3	1940	12	15.67	188



Harper

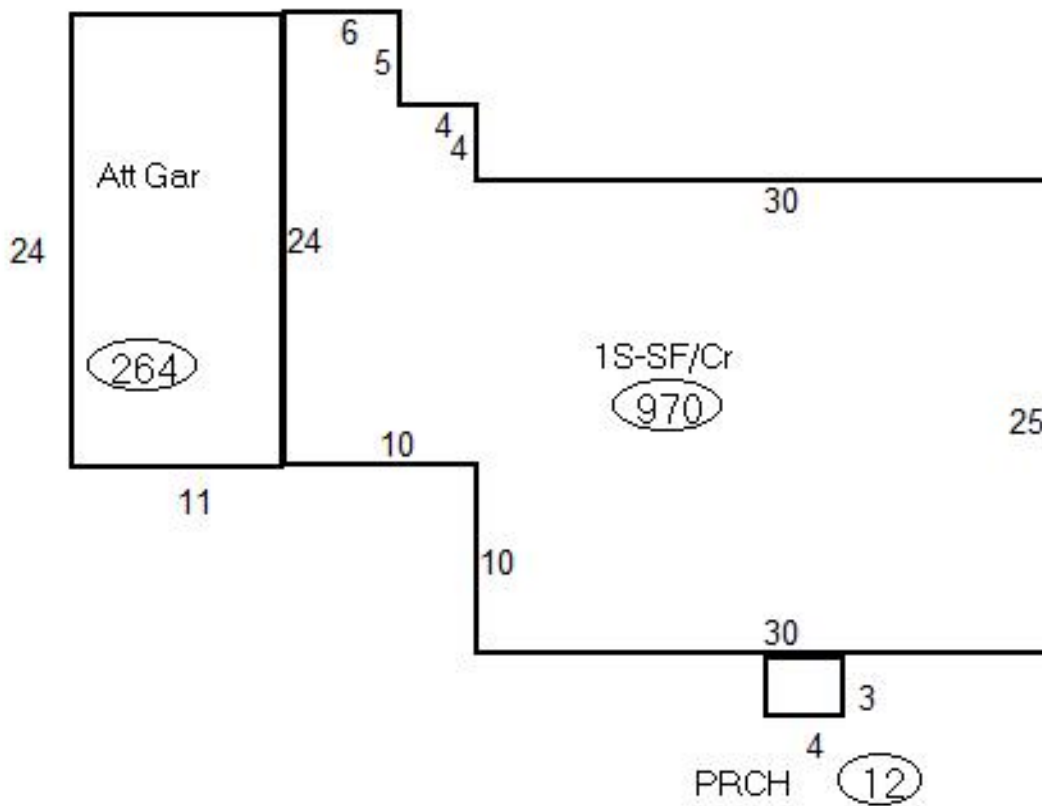
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Time 07:19:43
Page 3

Sketch Image

300006266



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Att Gar	264	1.000	264
2	M	PRCH		13	PRCH	12	1.000	12
3	R	1	Crawl	13	1S-SF/Cr	970	1.000	970
Total Building Area						970		970



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Page 4

300006266

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-077-022-0-001-00 6266 06/04/2021</p>	SHDS	Shed - Small / DETACHED GARAGE	24x12x6	Concrete	Formed Metal	288
	Qual 1	Cond 1	Year 1940	Eff Age 120		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (13.79 x 288)		3,972		3,972	3,178	794