




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:44
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Assessment Data					Primary Image																																																																																																																				
Account 300006267 Parcel ID 2001-00-078-001-0-001-00 Cadastral ID 2001-078-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15297 SUTTON, KAY N. REVOCABLE TRUST PO BOX 163 LAVERNE OK 73848-0000 Parcel Location Situs 00416 N MISSOURI Subdivision LAVERNE ORIG. Lot/Block 0001 / 0078 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>MOBILE HOME 4/24/2025</p>																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	150 x 70	
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	



MOBILE HOME

4/24/2025

Residential Data	
Type	6 Mobile Home 12 x 2
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,782 / 1,782
Style	100% Single Wide
HVAC	2 Wall Air Conditioners (Count) % Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1973 / 37

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	28,147		
Lot Value	4,200		
Indicated Value	32,347	18.15	Per SqFt
Agland Value			
Site Improvements	8,832		
Total Value	41,179	23.11	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	45.47	Total Misc Impr	+ 2,407
Roofing Adj	+ 2.17	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 93,824
Heat/Cool Adj	+ 0.36	Depreciation (70%)	- 65,677
Plumbing Adj	+ 3.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,147
Adj Base Cost	= 51.30	Lot Value	+ 4,200
Total Area	x 1,782	Indicated Value	= 32,347
Adjusted Cost	= 91,417	Value Per SqFt	18.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5834	20x5	1985	100	24.07		2,407



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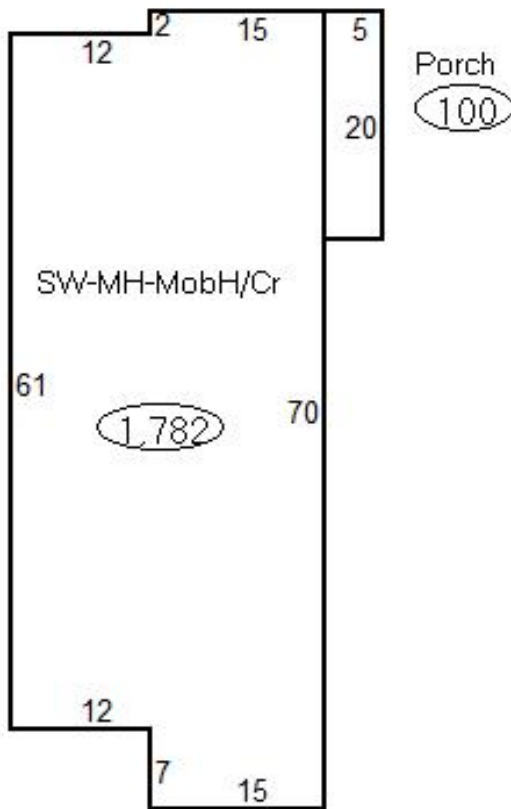
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Sketch Image

300006267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	100	1.000	100
2	R	13	Crawl	20	SW-MH-MobH/Cr	1,782	1.000	1,782
Total Building Area						1,782		1,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	18x6x0	Concrete		108
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
	Base Cost (6.95 x 108)	751		751	578	173
	GRDT	Garage - Detached	19x20x8	Concrete	Formed Metal	380
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (38.96 x 380)	14,805		14,805	10,215	4,590
	PACN	Paving - Concrete / SIDEWALK	30x3x0	Concrete		90
	Qual	3.5	Cond 3.5	Year 1970	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.13 x 90)	732		732	586	146
	SHDS	Shed - Small	28x27x8	Base	Galvanized Metal	756
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.53 x 756)	13,253		13,253	10,602	2,651
	LNT0	Lean To - Attached	24x6x6	Base	Galvanized Metal	144
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.98 x 144)	1,005		1,005	804	201
	SHDS	Yard Shed - Metal North Side	16x14x8	Base	Galvanized Metal	224
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.00 x 224)	4,256		4,256	3,405	851
	ASC	Awning/Shelter N & S (2)	30x10x6	Base	Galvanized Metal	300
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.67 x 300)	1,101		1,101	881	220