




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:19:45  
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Assessment Data				Primary Image																																																																																																																					
<b>Account</b> 300006268 <b>Parcel ID</b> 2001-00-078-001-0-002-00 <b>Cadastral ID</b> 2001-078-001-00-0-002-00 <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> 15297 SUTTON, KAY N. REVOCABLE TRUST  PO BOX 163 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00424 N MISSOURI <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0078 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE				 <p>HOUSE 4/24/2025</p>																																																																																																																					
<b>Legal Description</b> Lat/Long: 36.70941389 -99.89202397 LAVERNE ORIG BLOCK 78 LOTS N2 1-2-3-4																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 70	
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	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	924 / 924
Style	100% One Story
HVAC	100% No HVAC
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	1940 / 112

HOUSE	4/24/2025
<b>GRM Approach</b>	
GRM Code	
Gross Rent	
Indicated Value	
<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	
<b>Direct Comparables</b>	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	
<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	21,433
Lot Value	2,800
Indicated Value	24,233
Agland Value	26.23 Per SqFt
Site Improvements	247
Total Value	24,480
	26.49 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.82	Total Misc Impr	+ 8,997
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 107,163
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 85,730
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,433
Adj Base Cost	= 106.24	Lot Value	+ 2,800
Total Area	x 924	Indicated Value	= 24,233
Adjusted Cost	= 98,166	Value Per SqFt	26.23

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5836	20x10	2005	200	22.41		4,482
CPDT	Carport - Detached	5837	20x20	2010	400	9.67		3,868
RSPC	Raised Slab Porch - Covered	5838	4x4	1940	16	40.46		647



Harper

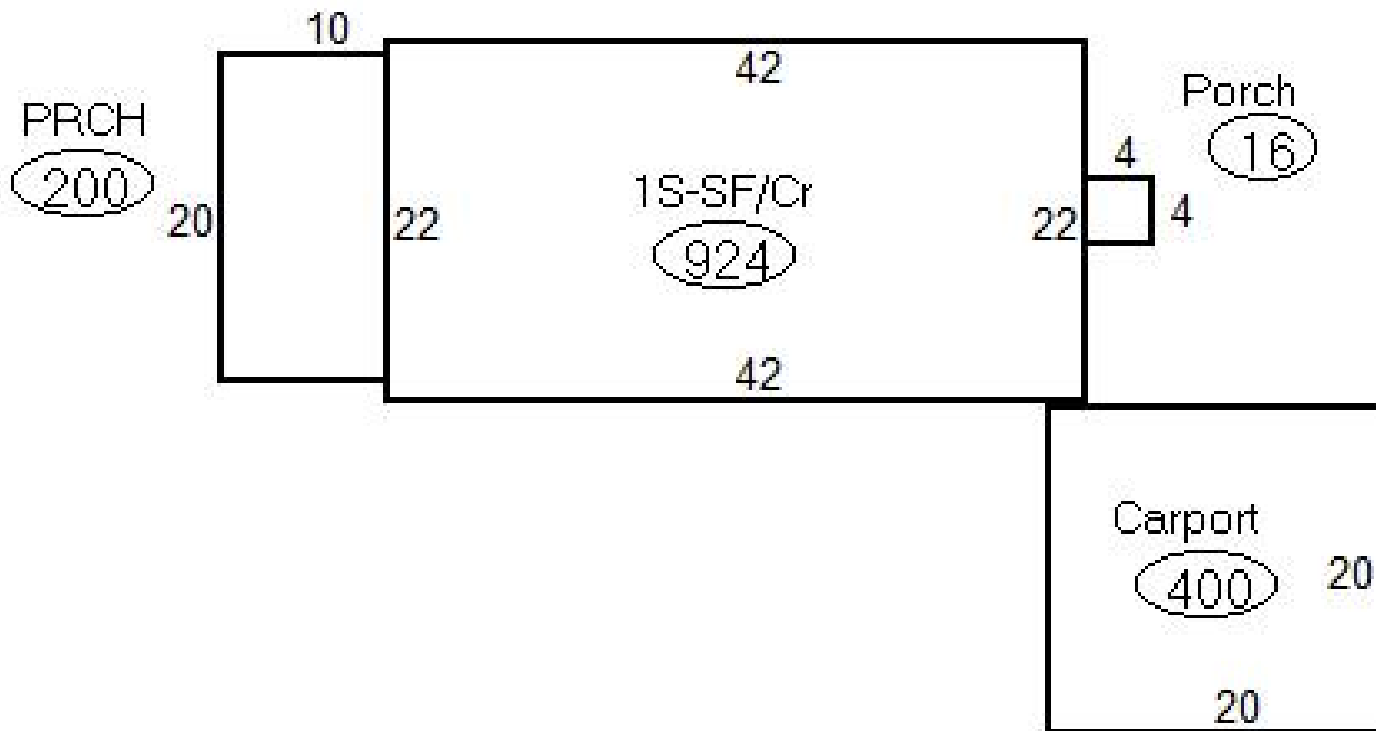
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Sketch Image

300006268



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	200	1.000	200
2	M	CPDT		20	Carport	400	1.000	400
3	M	RSPC		20	Porch	16	1.000	16
4	R	1	Crawl	20	1S-SF/Cr	924	1.000	924
<b>Total Building Area</b>						924		924



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-078-001-0-002-00 6268 06/04/2021</p>	SHDS	Shed - Small	8x6x6	Base	Galvanized Metal	48
	Qual	2	Cond 2	Year 1970	Eff Age 67	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.75 x 48)		1,236		1,236	989	247