



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:47
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Assessment Data					Primary Image																																																																																																																				
Account 300006270 Parcel ID 2001-00-078-007-0-001-00 Cadastral ID 2001-078-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 14308 WARD, ALFRED D. & PATSY A. WARD 402 SW MISSOURI AVE LAVERNE OK 73848-2011 Parcel Location Situs 00417 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0078 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71194186 -99.89330972 LAVERNE ORIG BLOCK 78 LOTS 7-8-9										HOUSE 4/24/2025																																																																																																															
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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 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	800 / 800
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

HOUSE 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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	19,770		
Lot Value	4,200		
Indicated Value	23,970	29.96	Per SqFt
Agland Value			
Site Improvements	2,033		
Total Value	26,003	32.50	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	94.90	Total Misc Impr	+ 10,753
Roofing Adj	+ 5.30	Garage Cost	+ 0
Subfloor Adj	+ 1.12	Total RCN	= 98,849
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 79,079
Plumbing Adj	+ 7.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,770
Adj Base Cost	= 110.12	Lot Value	+ 4,200
Total Area	x 800	Indicated Value	= 23,970
Adjusted Cost	= 88,096	Value Per SqFt	29.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5841	24x12	2010	288	35.05		10,094
PRCH	Porch	8062	8x4	1940	32	20.59		659



Harper

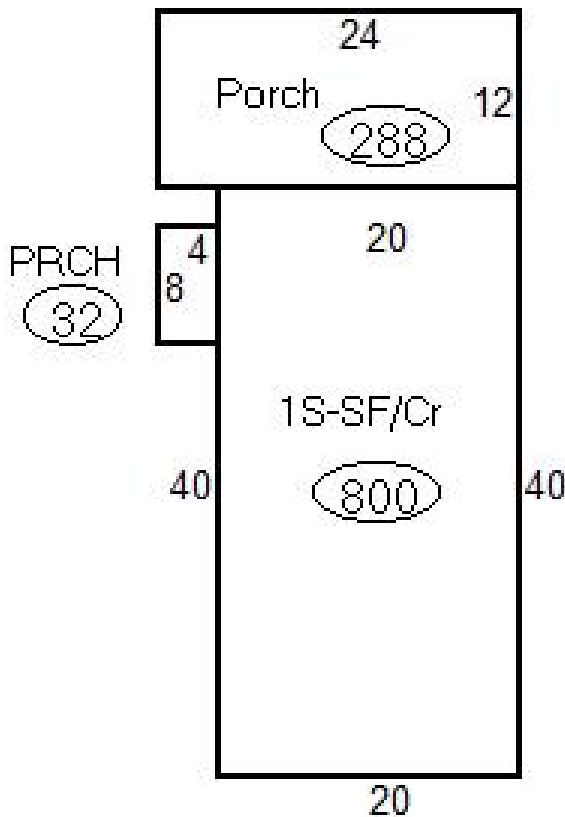
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Sketch Image

300006270



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	800	1.000	800
2	M	RSPC		20	Porch	288	1.000	288
3	M	PRCH		20	PRCH	32	1.000	32
Total Building Area						800		800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	14x8x0	Concrete		112
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (9.68 x 112)	1,084		1,084	640	444
	CPDT	Carport - Detached	20x16x10	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (9.10 x 320)	2,912		2,912	2,009	903
	SHDS	Yard Shed - Metal	18x12x6	Base	Galvanized Metal	144
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (20.62 x 144)	2,969		2,969	2,375	594
	PACN	Paving - Concrete Walk	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.64 x 60)	458		458	366	92