



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:19:52
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Assessment Data					Primary Image																																																																																																																				
Account 300006275 Parcel ID 2001-00-079-001-0-001-00 Cadastral ID 2001-079-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25837 JOHNSON, BRENDA ET AL P O BOX 124 FORGAN OK 73938- Parcel Location Situs 00420 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0001 / 0079 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
HOUSE										4/24/2025																																																																																																															
Legal Description Lat/Long: 36.71174273 -99.89423641 LAVERNE ORIG BLOCK 79 LOTS 1-2; E 10' OF 3 BOOK 793 PAGE 326: 1/4-BRENDA JOHNSON; 1/4-DARRYL LAROCHE; 1/4-CYNTHIA LAROCHE;					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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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	60 x 140	
Lot Count		
Units Buildable	3360	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,400.00 x .40 = 3,360	
Factor Value		
Adjustments		
Lot Value	3,360	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,132 / 1,132
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	1950 / 84

HOUSE	4/24/2025
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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	24,451		
Lot Value	3,360		
Indicated Value	27,811	24.57	Per SqFt
Agland Value			
Site Improvements	4,664		
Total Value	32,475	28.69	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.83	Total Misc Impr	+ 5,139
Roofing Adj	+ 4.28	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 122,256
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 97,805
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,451
Adj Base Cost	= 103.46	Lot Value	+ 3,360
Total Area	x 1,132	Indicated Value	= 27,811
Adjusted Cost	= 117,117	Value Per SqFt	24.57

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5856	8x4	1950	32	22.86		732
PATC	Patio - Covered	5857	22x14	2010	308	13.19		4,063
PRCH	Slab Porch - Covered	5858	5x3	1950	15	22.90		344



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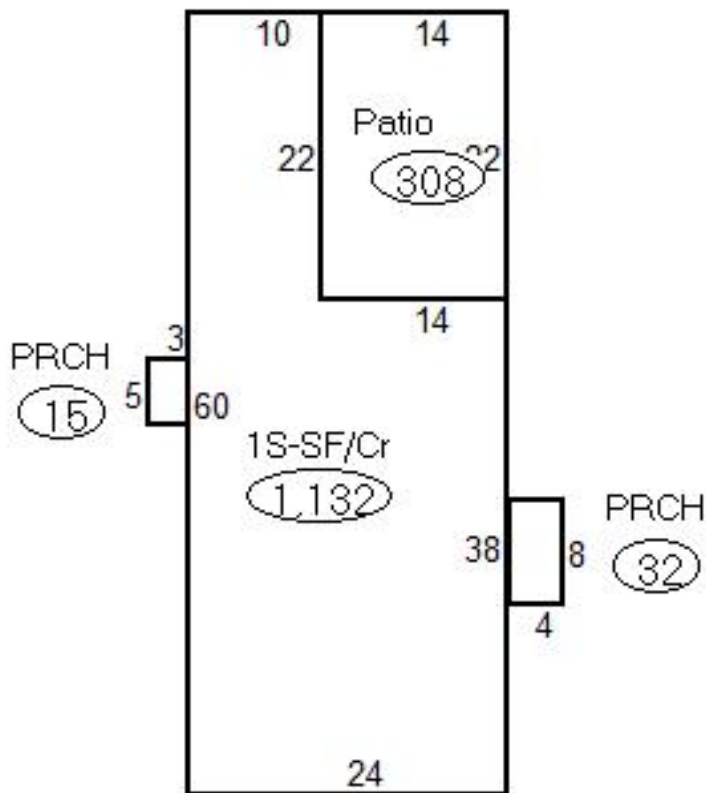
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Sketch Image

300006275



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	32	1.000	32
2	M	PATC		20	Patio	308	1.000	308
3	M	PRCH		20	PRCH	15	1.000	15
4	R	1	Crawl	20	1S-SF/Cr	1,132	1.000	1,132
Total Building Area						1,132		1,132



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value / CARPORT GONE	20x12x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2015	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (0.00 x 240)				



PACN	Paving - Concrete Walks	22x3x0	Concrete		66
Qual 3	Cond 3	Year 1970	Eff Age 56		
		0			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.56 x 66)	499		499	399	100



GRDT	Garage - Detached	30x15x6	Concrete	Composition Shingle	450
Qual 3.25	Cond 4	Year 1950	Eff Age 61		

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (39.86 x 450)	17,937		17,937	14,170	3,767



SHDS	Shed - End of Carport Storage	8x10x8	Base	Galvanized Metal	80
Qual 4	Cond 4	Year 1950	Eff Age 61		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (32.62 x 80)	2,610		2,610	2,088	522



CPAT	Carport - Attached	20x12x0	Dirt	Galvanized Metal	240
Qual 3	Cond 4	Year 1945	Eff Age 65		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.72 x 240)	1,373		1,373	1,098	275