



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006276				<p>HOUSE 9/30/2025</p>									
Parcel ID	2001-00-079-003-0-001-00													
Cadastral ID	2001-079-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15304													
PLAIN, A.R.														
BOX 165 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00503 NW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0003 / 0079	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71147917 -99.89435498														
LAVERNE ORIG BLOCK 79 LOTS W 15' OF 3; ALL 4-5														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	470/786	MARGARET F. LAKE, ETVIR	04/29/1992	26,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,640	2,958	12%	355	Assessed	4,798	322.38					
Year Frozen		Improvements	54,092	37,029		4,443	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	57,732	39,987		4,798	Total Taxable	3,798	255.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006276	PLAIN, A.R.	202	57,732	1000	3,659	246.00							
2024	2024-300006276	PLAIN, A.R.	202	63,465	1000	3,524	234.00							
2023	2023-300006276	PLAIN, A.R.	202	59,160	1000	3,391	228.00							
2022	2022-300006276	PLAIN, A.R.	202	50,662	1000	3,264	221.00							
2021	2021-300006276	PLAIN, A.R.	202	47,127	1000	2,996	207.00							
2020	2020-300006276	PLAIN, A.R.	202	47,127	1000	2,880	195.00							
2019	2019-0006276	PLAIN, A.R.	202	47,127		2,766	165.00							
2018	2018-0006276	PLAIN, A.R.	202	51,009		2,657	159.00							
2017	2017-0006276	PLAIN, A.R.	202	48,900		2,550	152.00							
2016	2016-0006276	PLAIN, A.R.	202	48,900		2,447	146.00							
2015	2015-0006276	PLAIN, A.R.	202	48,253		2,347	140.00							
2014	2014-0006276	PLAIN, A.R.	202	51,740		2,249	134.00							
2013	2013-0006276	PLAIN, A.R.	202	71,850		2,155	129.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	65 x 140	
Lot Count		
Units Buildable	3640	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,100.00 x .40 = 3,640	
Factor Value		
Adjustments		
Lot Value	3,640	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,396 / 1,396
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	364 Built-In Garage
Remodel	
Year/Eff Age	1960 / 66

HOUSE	9/30/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	84.93	Total Misc Impr	+ 7,432
Roofing Adj	+ 4.05	Garage Cost	+ 9,189
Subfloor Adj	+ 0.00	Total RCN	= 162,238
Heat/Cool Adj	+ 10.77	Depreciation ( 67%)	- 108,700
Plumbing Adj	+ 4.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,538
Adj Base Cost	= 104.31	Lot Value	+ 3,640
Total Area	x 1,396	Indicated Value	= 57,178
Adjusted Cost	= 145,617	Value Per SqFt	40.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,538		
Lot Value	3,640		
Indicated Value	57,178	40.96	Per SqFt
Agland Value			
Site Improvements	1,022		
Total Value	58,200	41.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5860	8x8	1960	64	22.77		1,457
RSPC	Raised Slab Porch - Covered	5862	25x6	2010	150	39.83		5,975





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CKCP	Chicken Coop	10x10x3	Base	Composition Roll	100
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.33 x 100)		533	533	32	501
	PACN	Paving - Concrete Walks	68x4x0	Concrete		272
	Qual 2	Cond 2	Year 2012	Eff Age 17		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.10 x 272)		1,115	1,115	892	223
	PACN	Paving - Concrete Drive	40x10x0	Concrete		400
	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 (3.72 x 400)		1,488	1,488	1,190	298