



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:03
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006286 Parcel ID 2001-00-079-023-0-001-00 Cadastral ID 2001-079-023-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15312 DUNSWORTH, MICHAEL AND KANDIE DUNSWORTH 511 N. BROADWAY LAVERNE OK 73848- Parcel Location Situs 00514 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0023 / 0079 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71002453 -99.89219443										HOUSE 4/24/2025																																																																																																															
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Date 02/06/2026
 Time 07:20:03
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	37.5 x 140	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	896 / 1,344
Style	100% 1 1/2 Story Finished
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	1940 / 78

HOUSE	4/24/2025
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,028		
Lot Value	2,100		
Indicated Value	33,128	24.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	33,128	24.65	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.87	Total Misc Impr	+ 3,987
Roofing Adj	+ 3.04	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,114
Heat/Cool Adj	+ 1.73	Depreciation (75%)	- 93,086
Plumbing Adj	+ 4.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,028
Adj Base Cost	= 89.38	Lot Value	+ 2,100
Total Area	x 1,344	Indicated Value	= 33,128
Adjusted Cost	= 120,127	Value Per SqFt	24.65

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5892	16x8	1940	128	22.59		2,892
PRCH	Porch	5893	8x6	1940	48	22.81		1,095



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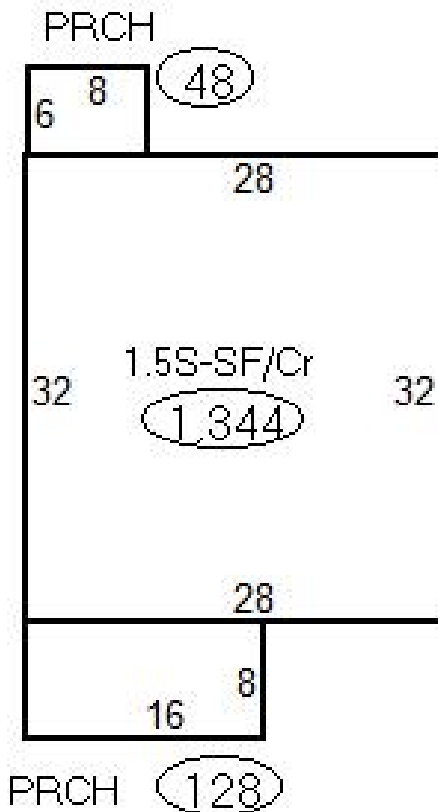
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Date 02/06/2026
Time 07:20:03
Page 3

Sketch Image

300006286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	128	1.000	128
2	M	PRCH		20	PRCH	48	1.000	48
3	R	5	Crawl	20	1.5S-SF/Cr	896	1.500	1,344
Total Building Area						896		1,344



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Page 4

300006286

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	DET CARPORT-METAL	15x10x0			150
	Qual	3	Cond 1	Year	2009	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (0.00 x 150)						