




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:05
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Assessment Data					Primary Image																																																																																																																				
Account 300006288 Parcel ID 2001-00-079-027-0-001-00 Cadastral ID 2001-079-027-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25850 MULBERRY, TRACY L. 317 S. BROADWAY LAVERNE OK 73848-																																																																																																																									
Parcel Location Situs 00400 N KANSAS Subdivision LAVERNE ORIG. Lot/Block 0027 / 0079 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71105791 -99.89998230 LAVERNE ORIG BLOCK 79 LOTS 27-28-29-30 BOOK 794 PAGE 55					MOBILE HOME 4/24/2025 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	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	6 Mobile Home 84 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,176 / 1,176
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	840 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 44

MOBILE HOME 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		

Cost Approach		Manual :	
Base Cost	50.33	Total Misc Impr	+ 4,038
Roofing Adj	+ 2.33	Garage Cost	+ 26,290
Subfloor Adj	+ 0.00	Total RCN	= 105,004
Heat/Cool Adj	+ 3.14	Depreciation (80%)	- 84,003
Plumbing Adj	+ 7.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,001
Adj Base Cost	= 63.50	Lot Value	+ 5,600
Total Area	x 1,176	Indicated Value	= 26,601
Adjusted Cost	= 74,676	Value Per SqFt	22.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,001		
Lot Value	5,600		
Indicated Value	26,601	22.62	Per SqFt
Agland Value			
Site Improvements	17,609		
Total Value	44,210	37.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8082	20x5	2000	100	40.38		4,038



Harper

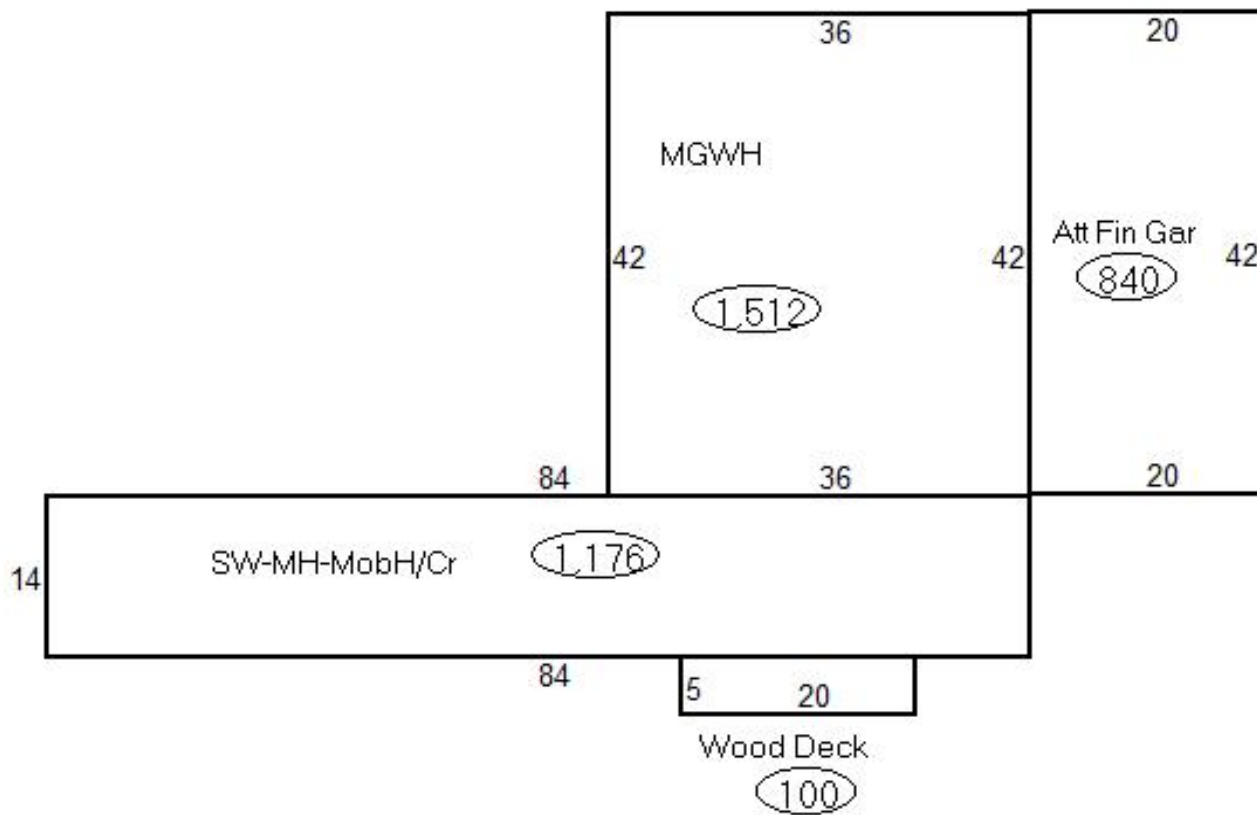
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Sketch Image

300006288



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	1,176	1.000	1,176
2	M	WODC		20	Wood Deck	100	1.000	100
3	G	5		20	Att Fin Gar	840	1.000	840
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MGWH	Worker Housing (Bunk House)	42x36x8	Base	Composition Roll	1,512
	Qual 3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (36.24 x 1,512) 54,795			54,795	38,904	15,891
	GRDT	Garage - Detached	20x15x8	Concrete	Composition Shingle	300
	Qual 2	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (26.29 x 300) 7,887			7,887	6,310	1,577
	PACN	Paving - Concrete / SIDEWALK	25x4x0	Concrete		100
	Qual 3	Cond 3	Year 1940	Eff Age 86		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.07 x 100) 707			707	566	141