



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:18
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Assessment Data					Primary Image																																																																																																															
Account	300006302																																																																																																																			
Parcel ID	2001-00-081-005-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	3																																																																																																																	
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
Name ID	24291																																																																																																																			
DODD, JAMES B & KATHY DODD																																																																																																																				
16503 NS 167 LAVERNE OK 73848-0000																																																																																																																				
Parcel Location Situs 00409 NW FIFTH Subdivision LAVERNE ORIG. Lot/Block 0005 / 0081 Parcel Size 5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
HOUSE 4/30/2025																																																																																																																				
Legal Description Lat/Long: 36.59775616 -99.40813530 LAVERNE ORIG BLOCK 81 LOTS 5-6-7-8-9 BOOK 755 PAGE 651																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	
Lot Count	0	
Units Buildable	7000	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Plywood or Hardboard 10% Masonry,
Base/Total Area	1,218 / 1,218
Style	100% One Story
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	576 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 67

HOUSE	4/30/2025
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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	

Cost Approach		Manual :	
Base Cost	87.02	Total Misc Impr	+ 1,281
Roofing Adj	+ 4.17	Garage Cost	+ 19,775
Subfloor Adj	+ 0.00	Total RCN	= 155,048
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 105,433
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,615
Adj Base Cost	= 110.01	Lot Value	+ 7,000
Total Area	x 1,218	Indicated Value	= 56,615
Adjusted Cost	= 133,992	Value Per SqFt	46.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,615		
Lot Value	7,000		
Indicated Value	56,615	46.48	Per SqFt
Agland Value			
Site Improvements	385		
Total Value	57,000	46.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5945	6x4	1965	24	22.87		549
PRCH	Porch	5946	8x4	1965	32	22.86		732



Harper

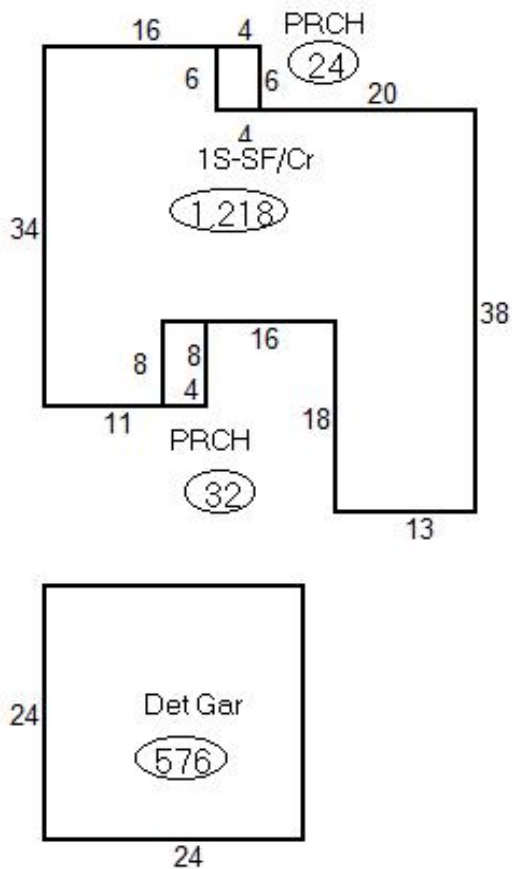
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Sketch Image

300006302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,218	1.000	1,218
2	M	PRCH		20	PRCH	24	1.000	24
3	M	PRCH		20	PRCH	32	1.000	32
4	G	2		20	Det Gar	576	1.000	576
Total Building Area						1,218		1,218



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	25x14x0	Concrete		350
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary Base Cost (4.18 x 350) 1,463		Modifier Total 0	RCN 1,463	Depr (80% Phys/ % Func) 1,170	RCNLD 293
	PACN	Paving - Concrete Walk	20x3x0	Concrete		60
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary Base Cost (7.64 x 60) 458		Modifier Total 0	RCN 458	Depr (80% Phys/ % Func) 366	RCNLD 92