




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:20:21  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006306 <b>Parcel ID</b> 2001-00-081-013-0-001-00 <b>Cadastral ID</b> 2001-081-013-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25208 BATMAN, SAMUEL DONALD AND MICHELLE JOLI BATMAN  P.O. BOX 102 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00503 N KANSAS <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0081 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>MOBILE HOME / SIDEWALK 4/30/2025</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71033247 -99.89453113 LAVERNE ORIG BLOCK 81 LOTS 13-14 BOOK 773 PAGE 216																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	6 Mobile Home 82 x 14
Condition	3.75 - Average
Quality	3 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,148 / 1,148
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 44



MOBILE HOME / SIDEWALK 4/30/2025

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	20,598		
Lot Value	2,800		
Indicated Value	23,398	20.38	Per SqFt
Agland Value			
Site Improvements	5,647		
Total Value	29,045	25.30	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	48.93	Total Misc Impr	+ 4,676
Roofing Adj	+ 2.34	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 76,288
Heat/Cool Adj	+ 3.21	Depreciation ( 73%)	- 55,690
Plumbing Adj	+ 7.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,598
Adj Base Cost	= 62.38	Lot Value	+ 2,800
Total Area	x 1,148	Indicated Value	= 23,398
Adjusted Cost	= 71,612	Value Per SqFt	20.38

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	5950	24x15	2010	360	12.99		4,676



Harper

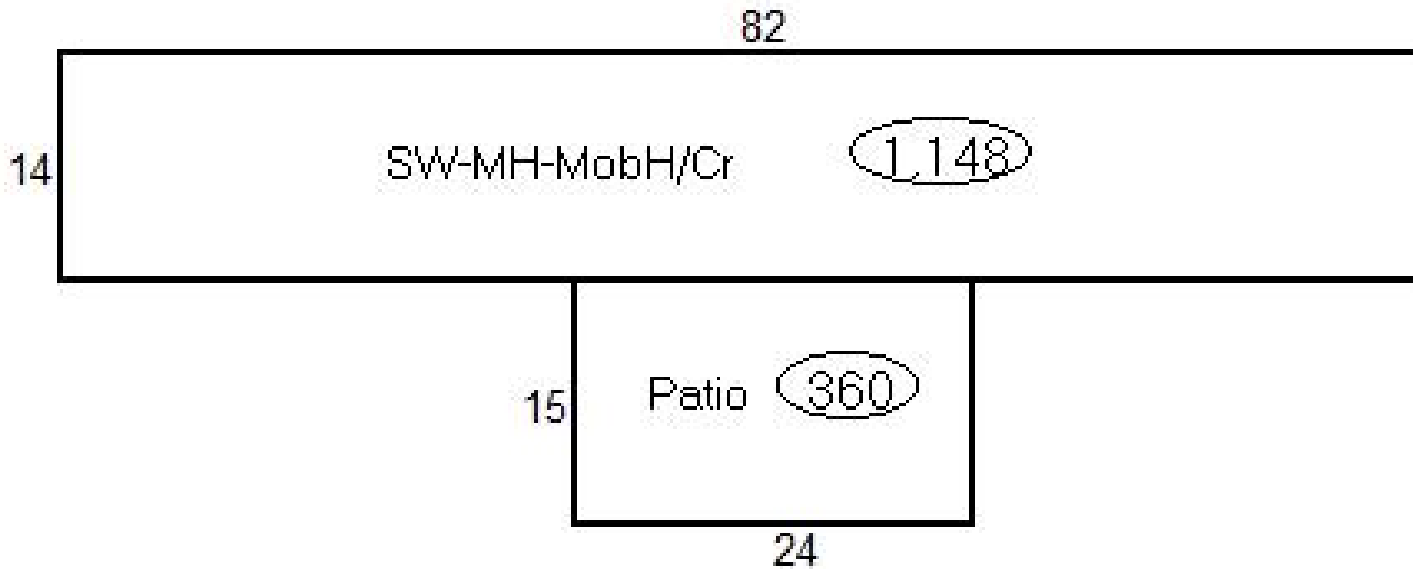
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Sketch Image

300006306



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	1,148	1.000	1,148
2	M	PATC		20	Patio	360	1.000	360
<b>Total Building Area</b>						<b>1,148</b>		<b>1,148</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Raised Slab Under Shed	16x10x0	Concrete		160
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.21 x 160)	994		994	268	726
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
	Qual	4	Cond 3	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.49 x 160)	3,918		3,918	901	3,017
	PACN	Paving - Concrete / SIDEWALK	18x3x0	Concrete		54
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.73 x 54)	417		417	334	83
	SHDS	Yard Shed - Wood	8x8x6	Base	Composition Roll	64
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.05 x 64)	1,795		1,795	933	862
	CPDT	Carport - Detached	18x20x0	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 360)	3,308		3,308	2,349	959