




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:23
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Assessment Data					Primary Image																																																																																																																				
Account 300006308 Parcel ID 2001-00-081-017-0-001-00 Cadastral ID 2001-081-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15323 COLTEN, BARBARA E & AMY ELLEN ELIZABETH LENZ P O BOX 128 LAVERNE OK 73848-0000 Parcel Location Situs 00414 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0017 / 0081 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71052541 -99.89472875 LAVERNE ORIG BLOCK 81 LOTS 17-18																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
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		



HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,050 / 1,050
Style	100% One Story
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	406 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 82

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	91.65	Total Misc Impr	+ 640
Roofing Adj	+ 4.37	Garage Cost	+ 11,695
Subfloor Adj	+ 0.00	Total RCN	= 121,336
Heat/Cool Adj	+ 1.73	Depreciation (78%)	- 94,642
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,694
Adj Base Cost	= 103.81	Lot Value	+ 2,800
Total Area	x 1,050	Indicated Value	= 29,494
Adjusted Cost	= 109,001	Value Per SqFt	28.09

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	26,694		
Lot Value	2,800		
Indicated Value	29,494	28.09	Per SqFt
Agland Value			
Site Improvements	266		
Total Value	29,760	28.34	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5953	7x4	1940	28	22.87		640



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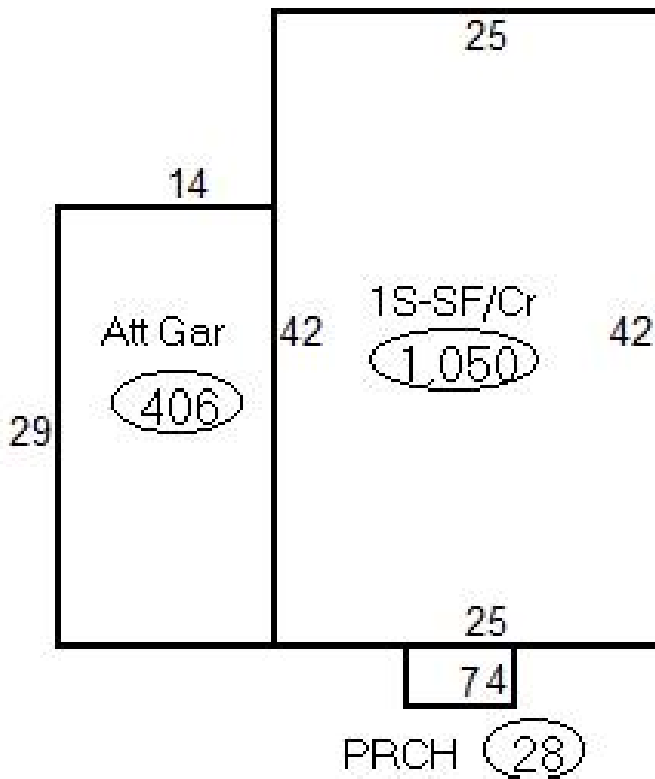
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Sketch Image

300006308



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	406	1.000	406
2	M	PRCH		20	PRCH	28	1.000	28
3	R	1	Crawl	20	1S-SF/Cr	1,050	1.000	1,050
Total Building Area						1,050		1,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete SIDEWALK	16x3x0	Concrete		48	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)		375		375	300	75
	PACN	Paving - Concrete DRIVEWAY	15x10x0	Paved-Asphalt		150	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.35 x 150)		953		953	762	191