



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:20:32
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Assessment Data					Primary Image																																																																																																																																																																	
Account 300006317 Parcel ID 2001-00-083-001-0-001-00 Cadastral ID 2001-083-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15329 BERRY, CHRIS D. ETAL PO BOX 610 BEAVER OK 73932- Parcel Location Situs 00524 N OKLAHOMA Subdivision LAVERNE ORIG. Lot/Block 0001 / 0083 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																																																																						
Legal Description Lat/Long: 36.79563684 -99.98320734 LAVERNE ORIG. BLOCK 83 LOTS N 90' OF 1-2-3-4 BOOK 501 PAGE 480																																																																																																																																																																						
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 90	
Lot Count		
Units Buildable	3600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .40 = 3,600	
Factor Value		
Adjustments		
Lot Value	3,600	

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, Stucco
Base/Total Area	920 / 920
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
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 / 82

HOUSE 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	

Cost Approach		Manual :	
Base Cost	97.11	Total Misc Impr	+ 6,923
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 106,807
Heat/Cool Adj	+ 0.00	Depreciation (78%)	- 83,309
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,498
Adj Base Cost	= 108.57	Lot Value	+ 3,600
Total Area	x 920	Indicated Value	= 27,098
Adjusted Cost	= 99,884	Value Per SqFt	29.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,498		
Lot Value	3,600		
Indicated Value	27,098	29.45	Per SqFt
Agland Value			
Site Improvements	3,754		
Total Value	30,852	33.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 1940	1	4,783.32		4,783
CPAT	Carport - Attached	5987	18x10	1995	180	9.22		1,660
PRCH	Porch	5988	7x3	1940	21	22.88		480



Harper

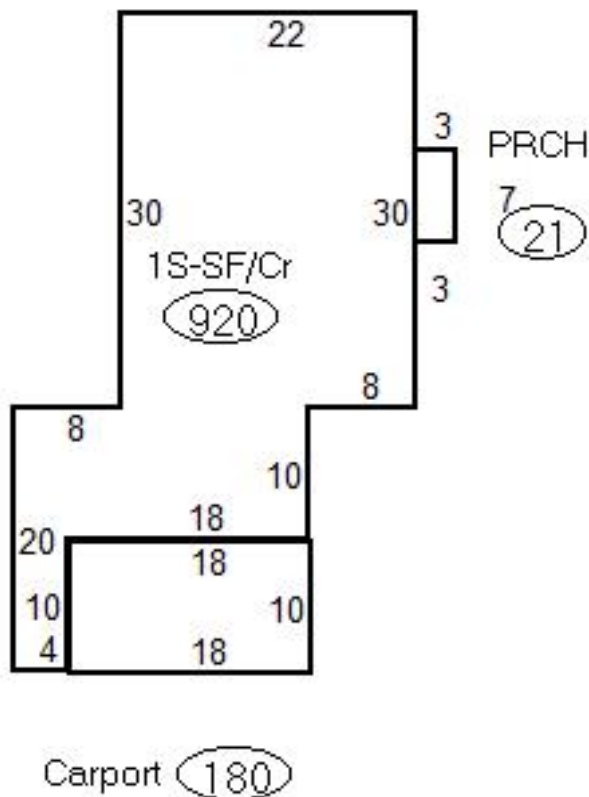
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Sketch Image

300006317



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	920	1.000	920
2	M	CPAT		20	Carport	180	1.000	180
3	M	PRCH		20	PRCH	21	1.000	21
Total Building Area						920		920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	30x22x10	Dirt	Formed Metal	660
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	
	Base Cost (5.75 x 660)	3,795		3,795	1,708	2,087
	PACN	Paving - Concrete DRIVEWAY	45x10x0	Concrete		450
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.17 x 450)	1,877		1,877	1,502	375
	SHDS	Shed - Small / OLD HOUSE	14x22x8	Base	Composition Shingle	308
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (18.32 x 308)	5,643		5,643	4,514	1,129
	PACN	Paving - Concrete / SIDEWALK TO OLD HOUS	40x3x0	Concrete		120
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (6.78 x 120)	814		814	651	163