



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:20:43
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|---------------------------|----------|-------------|---------------|------------------|--------------|-------------|-------------|------------|-------------------|------------|-------------|----------------|-------------------|------------------|---------|------|--------|----------|--------|----------------|-------------------|-----|----------------------|---------|--------|--------|---------|----------------|-------------------|----------------|---------|---------------|--------|--------|------|----------------|-------------------|--------|----------------|------|---------------------|---------|------|----------------|-------------------|--------|----------|------|-------|--------|------|----------------|-------------------|-----|--------|------|-------|--------|------|--------------|-------------------|-----|--------|--|-------|--------|------|--------------|-------------------|-----|--------|--|-------|--------|------|--------------|-------------------|-----|--------|--|-------|--------|------|--------------|-------------------|-----|--------|--|-------|--------|------|--------------|-------------------|-----|--------|--|-------|--------|------|--------------|---------------------------|-----|--------|--|-------|--------|------|--------------|---------------------------|-----|--------|--|-------|--------|
| Account | 300006329 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel ID | 2001-00-084-015-0-001-00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cadastral ID | 2001-084-015-00-0-001-00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Class | UR | VI Area | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Area | 202 - 1T-LAVERNE-C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name ID | 15335 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WELTY, GAYLA J. & PHILLIP WELTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RT 2 BOX 332 LAVERNE OK 73848-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 00112 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0015 / 0084 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.71201998 -99.89538355 LAVERNE ORIG. BLOCK 84 LOTS 15-16-17-18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th></tr> </thead> <tbody> <tr> <td>H</td><td>Homestead</td><td>Yes</td><td>1,000</td><td>1,000</td></tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td>/</td><td>WELTY, GAYLA J. &</td><td></td><td></td><td></td></tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | WELTY, GAYLA J. & | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | WELTY, GAYLA J. & | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th><th>REAL</th><th>Fair Cash</th><th>Capped</th><th>Asmnt Level</th><th>Assessed</th><th>Levy Rate</th><th>67.190</th><th>Current Tax</th></tr> </thead> <tbody> <tr> <td>Remove Cap</td><td>2022</td><td>Land Value 5,600</td><td>5,600</td><td>12%</td><td>672</td><td>Assessed</td><td>15,945</td><td>1,071.34</td></tr> <tr> <td>Year Frozen</td><td></td><td>Improvements 127,274</td><td>127,274</td><td></td><td>15,273</td><td>Penalty</td><td>0</td><td></td></tr> <tr> <td>Uncapped Value</td><td>0</td><td>Mobile Home 0</td><td>0</td><td></td><td>0</td><td>Exemption</td><td>1,000</td><td>-67.00</td></tr> <tr> <td>TIF Project ID</td><td>0</td><td>Total Value 132,874</td><td>132,874</td><td></td><td>15,945</td><td>Total Taxable</td><td>14,945</td><td>1,004.00</td></tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | Remove Cap | 2022 | Land Value 5,600 | 5,600 | 12% | 672 | Assessed | 15,945 | 1,071.34 | Year Frozen | | Improvements 127,274 | 127,274 | | 15,273 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -67.00 | TIF Project ID | 0 | Total Value 132,874 | 132,874 | | 15,945 | Total Taxable | 14,945 | 1,004.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2022 | Land Value 5,600 | 5,600 | 12% | 672 | Assessed | 15,945 | 1,071.34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 127,274 | 127,274 | | 15,273 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -67.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 132,874 | 132,874 | | 15,945 | Total Taxable | 14,945 | 1,004.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th><th>Statement Number</th><th>Billed Owner</th><th>Tax Area</th><th>Total Value</th><th>Exemptions</th><th>Taxable Value</th><th>Billed Tax</th></tr> </thead> <tbody> <tr><td>2025</td><td>2025-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>132,874</td><td>1000</td><td>14,945</td><td>1,004.00</td></tr> <tr><td>2024</td><td>2024-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>131,901</td><td>1000</td><td>14,828</td><td>986.00</td></tr> <tr><td>2023</td><td>2023-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>129,325</td><td>1000</td><td>14,387</td><td>966.00</td></tr> <tr><td>2022</td><td>2022-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>124,493</td><td>1000</td><td>13,939</td><td>944.00</td></tr> <tr><td>2021</td><td>2021-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>68,315</td><td>1000</td><td>7,198</td><td>497.00</td></tr> <tr><td>2020</td><td>2020-300006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>69,282</td><td>1000</td><td>7,314</td><td>495.00</td></tr> <tr><td>2019</td><td>2019-0006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>77,921</td><td></td><td>7,320</td><td>437.00</td></tr> <tr><td>2018</td><td>2018-0006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>82,002</td><td></td><td>7,078</td><td>422.00</td></tr> <tr><td>2017</td><td>2017-0006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>81,149</td><td></td><td>6,843</td><td>408.00</td></tr> <tr><td>2016</td><td>2016-0006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>81,195</td><td></td><td>6,442</td><td>384.00</td></tr> <tr><td>2015</td><td>2015-0006329</td><td>WELTY, GAYLA J. &</td><td>202</td><td>68,353</td><td></td><td>4,514</td><td>269.00</td></tr> <tr><td>2014</td><td>2014-0006329</td><td>MCATEE, LARRY CHRIS, ETUX</td><td>202</td><td>51,909</td><td></td><td>2,231</td><td>133.00</td></tr> <tr><td>2013</td><td>2013-0006329</td><td>MCATEE, LARRY CHRIS, ETUX</td><td>202</td><td>58,113</td><td></td><td>2,138</td><td>128.00</td></tr> </tbody> </table> | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-300006329 | WELTY, GAYLA J. & | 202 | 132,874 | 1000 | 14,945 | 1,004.00 | 2024 | 2024-300006329 | WELTY, GAYLA J. & | 202 | 131,901 | 1000 | 14,828 | 986.00 | 2023 | 2023-300006329 | WELTY, GAYLA J. & | 202 | 129,325 | 1000 | 14,387 | 966.00 | 2022 | 2022-300006329 | WELTY, GAYLA J. & | 202 | 124,493 | 1000 | 13,939 | 944.00 | 2021 | 2021-300006329 | WELTY, GAYLA J. & | 202 | 68,315 | 1000 | 7,198 | 497.00 | 2020 | 2020-300006329 | WELTY, GAYLA J. & | 202 | 69,282 | 1000 | 7,314 | 495.00 | 2019 | 2019-0006329 | WELTY, GAYLA J. & | 202 | 77,921 | | 7,320 | 437.00 | 2018 | 2018-0006329 | WELTY, GAYLA J. & | 202 | 82,002 | | 7,078 | 422.00 | 2017 | 2017-0006329 | WELTY, GAYLA J. & | 202 | 81,149 | | 6,843 | 408.00 | 2016 | 2016-0006329 | WELTY, GAYLA J. & | 202 | 81,195 | | 6,442 | 384.00 | 2015 | 2015-0006329 | WELTY, GAYLA J. & | 202 | 68,353 | | 4,514 | 269.00 | 2014 | 2014-0006329 | MCATEE, LARRY CHRIS, ETUX | 202 | 51,909 | | 2,231 | 133.00 | 2013 | 2013-0006329 | MCATEE, LARRY CHRIS, ETUX | 202 | 58,113 | | 2,138 | 128.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-300006329 | WELTY, GAYLA J. & | 202 | 132,874 | 1000 | 14,945 | 1,004.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-300006329 | WELTY, GAYLA J. & | 202 | 131,901 | 1000 | 14,828 | 986.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-300006329 | WELTY, GAYLA J. & | 202 | 129,325 | 1000 | 14,387 | 966.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-300006329 | WELTY, GAYLA J. & | 202 | 124,493 | 1000 | 13,939 | 944.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-300006329 | WELTY, GAYLA J. & | 202 | 68,315 | 1000 | 7,198 | 497.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-300006329 | WELTY, GAYLA J. & | 202 | 69,282 | 1000 | 7,314 | 495.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-0006329 | WELTY, GAYLA J. & | 202 | 77,921 | | 7,320 | 437.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-0006329 | WELTY, GAYLA J. & | 202 | 82,002 | | 7,078 | 422.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-0006329 | WELTY, GAYLA J. & | 202 | 81,149 | | 6,843 | 408.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-0006329 | WELTY, GAYLA J. & | 202 | 81,195 | | 6,442 | 384.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-0006329 | WELTY, GAYLA J. & | 202 | 68,353 | | 4,514 | 269.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-0006329 | MCATEE, LARRY CHRIS, ETUX | 202 | 51,909 | | 2,231 | 133.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-0006329 | MCATEE, LARRY CHRIS, ETUX | 202 | 58,113 | | 2,138 | 128.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Harper

Assessment Property Record Card for Tax Year 2026

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| Lot Data | | Square-Foot - LAVERNE ORIGMULTI |
|-----------------|-------------------------|---------------------------------|
| 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 | |



HOUSE 2/1/2024

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 80% Veneer, Stone 20% Frame, Plywood or Hardt |
| Base/Total Area | 2,236 / 2,236 |
| 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 | 832 Attached Garage - Finished |
| Remodel | ROOF - |
| Year/Eff Age | 1960 / 66 |

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 | 85.59 | Total Misc Impr | + 5,462 |
| Roofing Adj | + 3.66 | Garage Cost | + 26,456 |
| Subfloor Adj | + 0.00 | Total RCN | = 265,379 |
| Heat/Cool Adj | + 10.77 | Depreciation (67%) | - 177,804 |
| Plumbing Adj | + 4.39 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 87,575 |
| Adj Base Cost | = 104.41 | Lot Value | + 5,600 |
| Total Area | x 2,236 | Indicated Value | = 93,175 |
| Adjusted Cost | = 233,461 | Value Per SqFt | 41.67 |

Value Reconciliation

| | | | |
|-------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 87,575 | | |
| Lot Value | 5,600 | | |
| Indicated Value | 93,175 | 41.67 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 32,170 | | |
| Total Value | 125,345 | 56.06 | Total Value Per SqFt |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|------------------|-----------|-------|------|-------|-----------|------|-------|
| WODO | Wood Deck - Open | 6020 | 18x5 | 2000 | 90 | 23.51 | | 2,116 |
| WODO | Wood Deck - Open | 7858 | 15x11 | 2000 | 165 | 20.28 | | 3,346 |



Harper

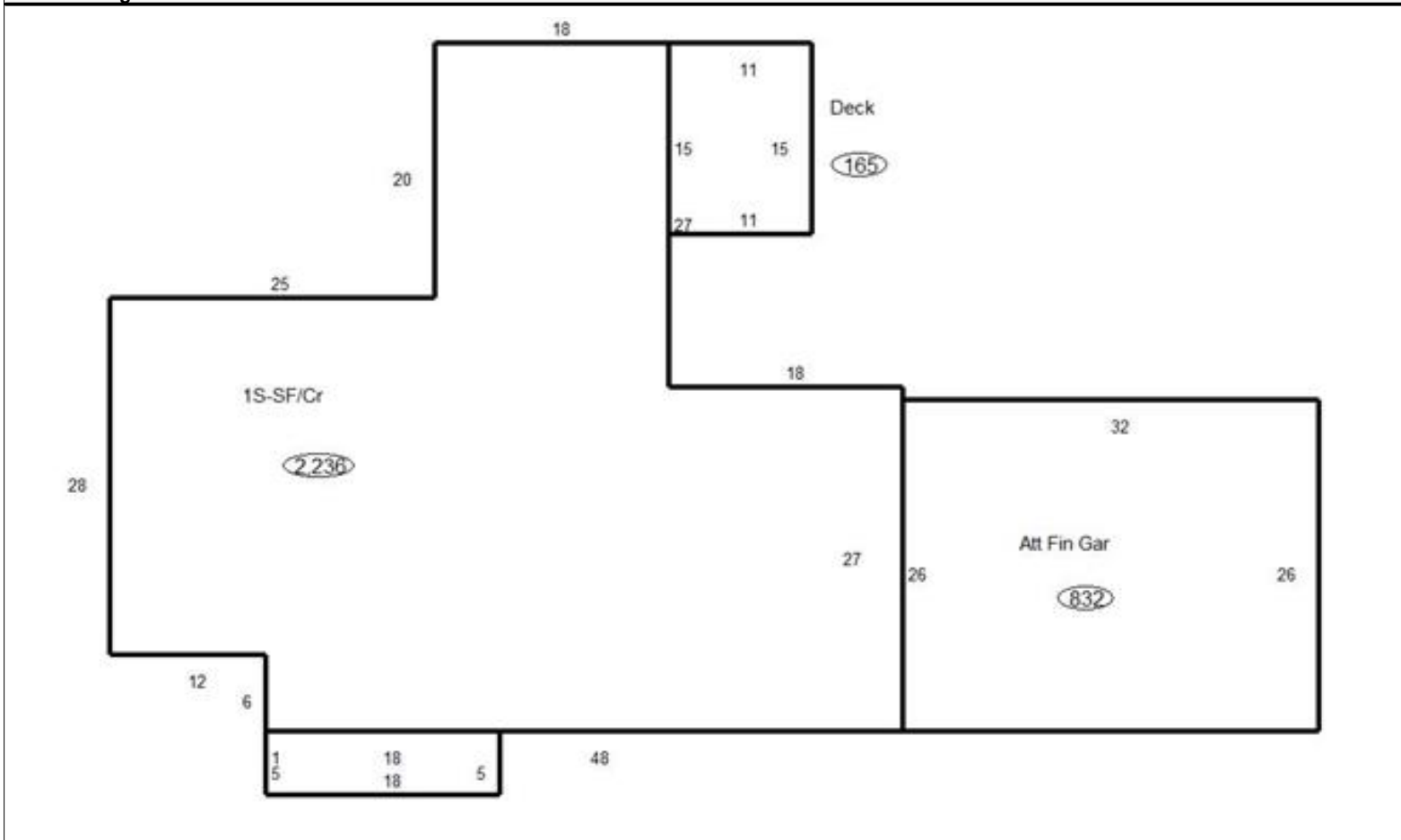
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Crawl | 10 | 1S-SF/Cr | 2,236 | 1.000 | 2,236 |
| 2 | M | WODO | | 10 | Deck | 90 | 1.000 | 90 |
| 3 | M | WODO | | 10 | Deck | 165 | 1.000 | 165 |
| 4 | G | 5 | | 10 | Att Fin Gar | 832 | 1.000 | 832 |
| Total Building Area | | | | | | 2,236 | | 2,236 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|--------------------------|--------------------------------------|-----------------------|------------|--------------------------------|--------------|--------|
| | PACN | Paving - Concrete FRONT DRIVEWAY | 32x30x0 | | | 960 | |
| | Qual | 3 | Cond 3 | Year 2021 | Eff Age 1 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (5% Phys/ % Func) | RCNLD | |
| | | Base Cost (4.09 x 960) | 3,926 | | 3,926 | 196 | 3,730 |
| | UTIL | Utility Building | 40x30x10 | Concrete | Formed Metal | 1,200 | |
| | Qual | 2 | Cond 2 | Year 2016 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (25% Phys/ % Func) | RCNLD | |
| | | Base Cost (25.18 x 1,200) | 30,216 | | 30,216 | 7,554 | 22,662 |
| | PERG | Pergola-BACK | 16x16x0 | | | 256 | |
| | Qual | 2 | Cond 2 | Year 2014 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (31% Phys/ % Func) | RCNLD | |
| | | Base Cost (10.20 x 256) | 2,611 | | 2,611 | 809 | 1,802 |
| | PATO | Patio - Open AROUND DECK AND PERGOLA | 32x32x0 | | | 804 | |
| | Qual | 3 | Cond 3 | Year 2014 | Eff Age 12 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (54% Phys/ % Func) | RCNLD | |
| | | Base Cost (7.33 x 804) | 5,893 | | 5,893 | 3,182 | 2,711 |
| | SHDS | MOWER SHED-OLD CARPORT | 16x12x0 | | | 192 | |
| | Qual | 1 | Cond 1 | Year 2014 | Eff Age 17 | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (54% Phys/ % Func) | RCNLD | |
| | | Base Cost (14.33 x 192) | 2,751 | | 2,751 | 1,486 | 1,265 |