



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:20:48
Page 1

Assessment Data					Primary Image																																																																																																															
Account	300006335																																																																																																																			
Parcel ID	2001-00-085-008-0-001-00																																																																																																																			
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Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	2																																																																																																																	
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
Name ID	15340																																																																																																																			
LIONE, LUIS																																																																																																																				
503 N BROADWAY LAVERNE OK 73848-0000																																																																																																																				
Parcel Location Situs 00503 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0008 / 0085 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
Legal Description Lat/Long: 36.71301934 -99.89776805																																																																																																																				
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Date 02/06/2026
 Time 07:20:48
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 70	
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	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	838 / 838
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 72

HOUSE	2/1/2024
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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	112,46	Total Misc Impr	+ 5,086
Roofing Adj	+ 4.67	Garage Cost	+ 17,161
Subfloor Adj	+ 0.00	Total RCN	= 135,796
Heat/Cool Adj	+ 10.77	Depreciation (71%)	- 96,415
Plumbing Adj	+ 7.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,381
Adj Base Cost	= 135.50	Lot Value	+ 2,800
Total Area	x 838	Indicated Value	= 42,181
Adjusted Cost	= 113,549	Value Per SqFt	50.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,381		
Lot Value	2,800		
Indicated Value	42,181	50.34	Per SqFt
Agland Value			
Site Improvements	1,075		
Total Value	43,256	51.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6032	4x4		16	9.78		156
PATO	Slab Porch - Open	6033	5x3		15	9.78		147
FPR1	Fireplace - Residential 1 Story			1	1	4,783.32		4,783



Harper

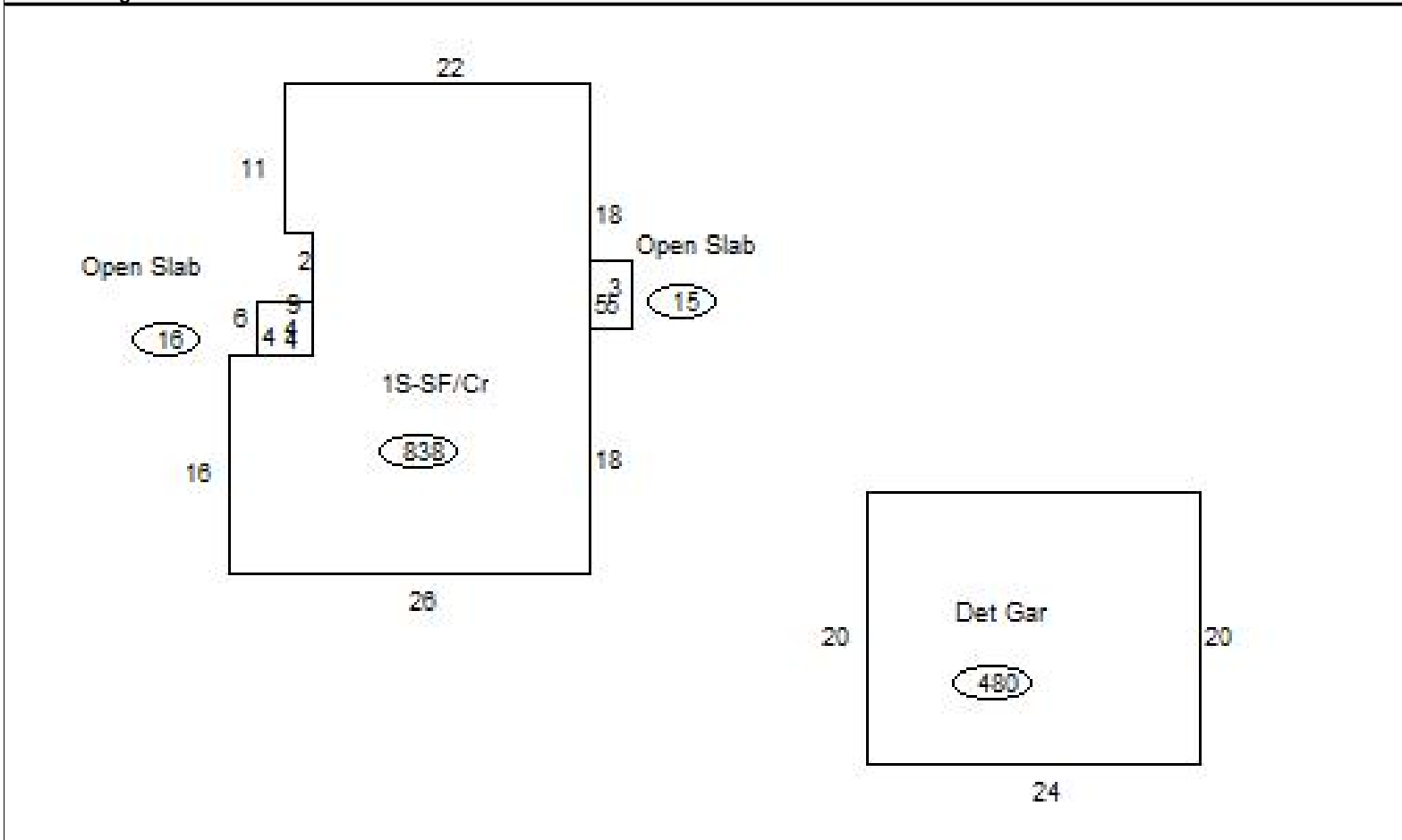
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 Page 3

Sketch Image

300006335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	838	1.000	838
2	M	PATO		20	Open Slab	16	1.000	16
3	M	PATO		20	Open Slab	15	1.000	15
4	G	2		20	Det Gar	480	1.000	480
Total Building Area						838		838



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Page 4

300006335

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x12x8	Concrete	Formed Metal	240	
	Qual	3	Cond	3	Year	2017	Eff Age
			0				
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (8.14 x 240)	1,954		1,954	879	1,075