



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:20:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006336 <b>Parcel ID</b> 2001-00-085-008-0-002-00 <b>Cadastral ID</b> 2001-085-008-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15312 DUNSWORTH, MICHAEL AND KANDIE DUNSWORTH  511 N. BROADWAY LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00511 N BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0008 / 0085 <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																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Floor Furnace
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	1950 / 80

### 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	92.61	Total Misc Impr	+ 9,868
Roofing Adj	+ 4.35	Garage Cost	+ 0
Subfloor Adj	+ 0.53	Total RCN	= 104,772
Heat/Cool Adj	+ 1.65	Depreciation ( 78%)	- 81,722
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,050
Adj Base Cost	= 105.92	Lot Value	+ 2,800
Total Area	x 896	Indicated Value	= 25,850
Adjusted Cost	= 94,904	Value Per SqFt	28.85

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	23,050		
Lot Value	2,800		
Indicated Value	25,850	28.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	25,850	28.85	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Open	6035	8x8		64	21.77		1,393
EPSW	Enclosed Porch - Solid Wall	7860	15x10		150	56.50		8,475



Harper

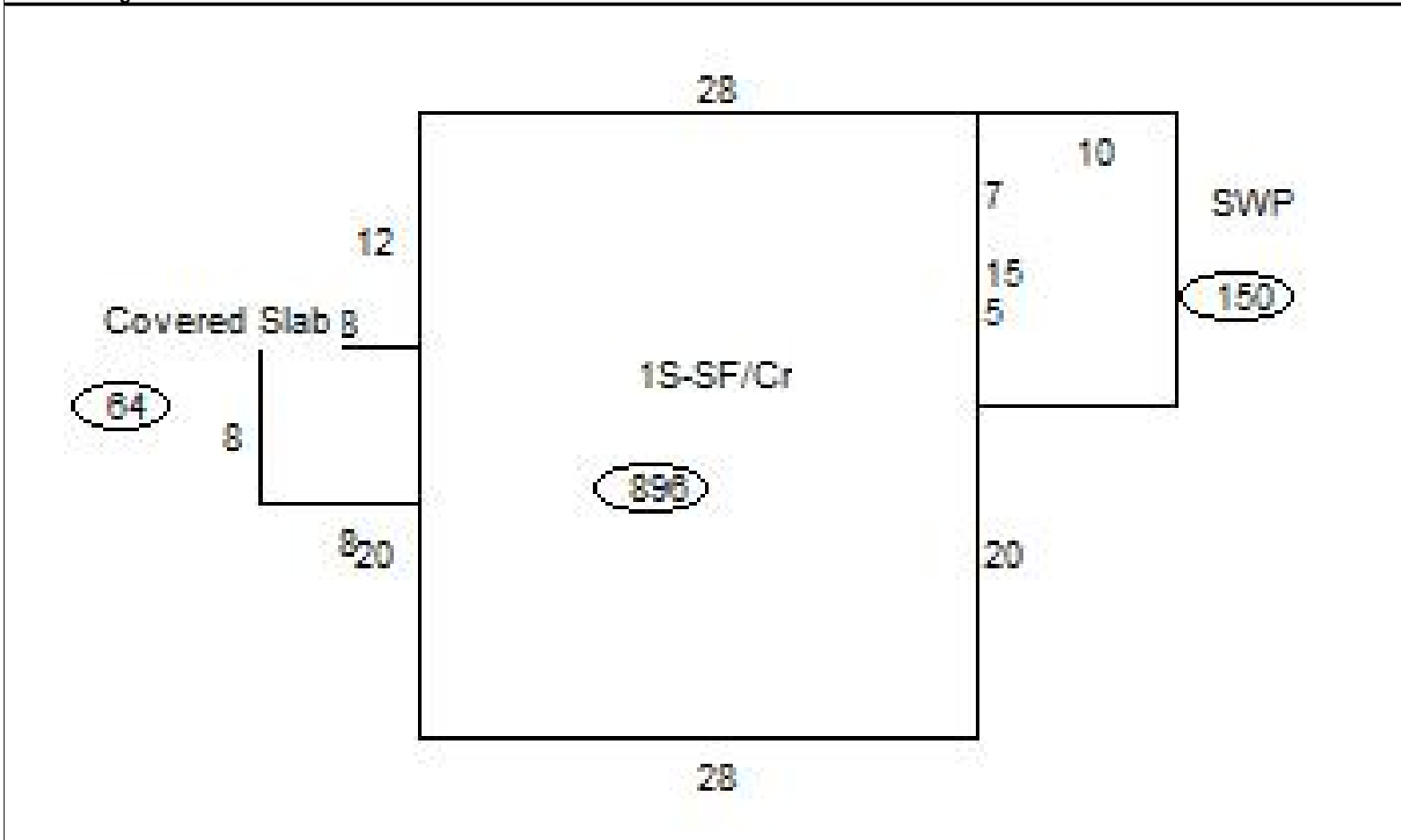
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Sketch Image

300006336



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	64	1.000	64
2	R	1	Crawl	20	1S-SF/Cr	896	1.000	896
3	M	EPSW		20	SWP	150	1.000	150
<b>Total Building Area</b>						896		896