



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300006364 Parcel ID 2040-00-014-006-0-001-00 Cadastral ID 2040-014-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15358 MILLER, CHANCE 622 S COUNTY LINE RD LAVERNE OK 73848-9101 Parcel Location Situs 00622 COUNTY LINE RD Subdivision CORDES ADDN Lot/Block 0006 / 0014 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2040-00-014-006-0-001-00 1/15/2026 #6364</p> <p>HOUSE 1/16/2026</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2040-00-014-006-0-001-00 1/15/2026 #6364</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		HOUSE
Adjustments		1/16/2026
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,366 / 1,366
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	896 Total, 896 Partition
Garage Type	
Remodel	TOTAL -
Year/Eff Age	1950 / 39

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	85.21	Total Misc Impr	+ 20,104
Roofing Adj	+ 4.06	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 198,381
Heat/Cool Adj	+ 10.77	Depreciation (46%)	- 91,255
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 25.79	RCNLD	= 107,126
Adj Base Cost	= 130.51	Lot Value	+ 4,200
Total Area	x 1,366	Indicated Value	= 111,326
Adjusted Cost	= 178,277	Value Per SqFt	81.50

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	107,126	
Lot Value	4,200	
Indicated Value	111,326	81.50 Per SqFt
Agland Value		
Site Improvements	59,499	
Total Value	170,825	125.05 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6080	28x10	2026	280	39.22		10,982
WODC	Wood Deck - Covered	13653	32x10	2026	320	25.31		8,099
ASC	Awing/Shelter/Carport	13654	25x10	2026	250	4.09		1,023



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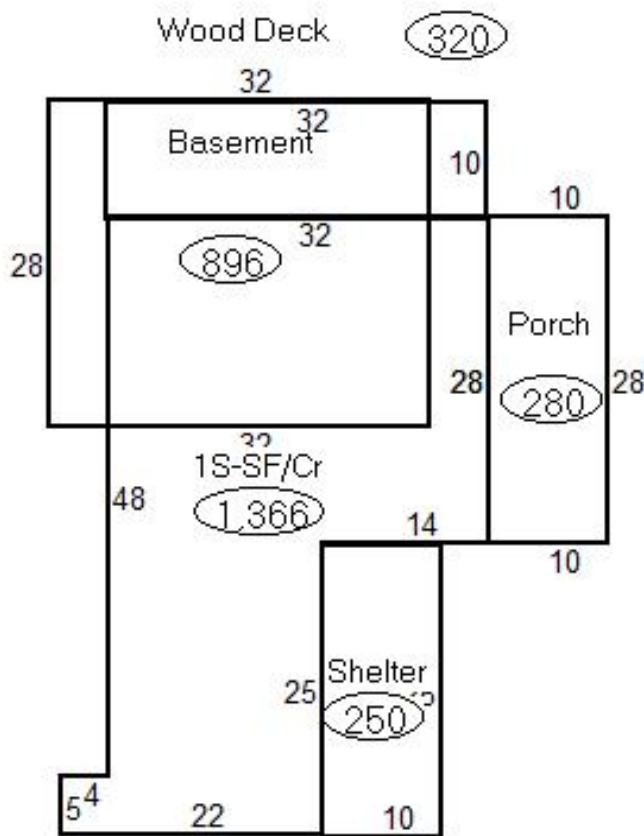
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	280	1.000	280
2	B			20	Basement	896	1.000	896
3	R	1	Crawl	20	1S-SF/Cr	1,366	1.000	1,366
4	M	WODC		20	Wood Deck	320	1.000	320
5	M	ASC		20	Shelter	250	1.000	250
Total Building Area						1,366		1,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete /DRIVEWAY	50x24x0	Concrete		1,200
	Qual 3	Cond 3	Year 2025	Eff Age 1		
0						

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.05 x 1,200)	4,860		4,860	243
				4,617



WODC	Wood Deck - Covered / BACK OF SHED	60x7x14	Concrete	Formed Metal	420
Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (24.02 x 420)	10,088		10,088	504
				9,584



UTIL	Utility Building	60x30x16	Concrete	Formed Metal	1,800
Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (25.42 x 1,800)	45,756		45,756	458
				45,298