




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 300006369 Parcel ID 2040-00-015-004-0-001-00 Cadastral ID 2040-015-004-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15361 BRINSON, CLIFFORD D. & BOBBIE L. BRINSON 522 S COUNTY LINE RD LAVERNE OK 73848-0000 Parcel Location Situs 00506 S COUNTY LINE RD Subdivision CORDES ADDN Lot/Block 0004 / 0015 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2040-00-015-004-0-001-00 03/10/23</p> <p>2040-00-015-004-0-001-00_001.JPG 3/13/2023</p>																																																																																																																			
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2040-00-015-004-0-001-00 03/10/23</p> <p>2040-00-015-004-0-001-00_001.JPG 3/13/2023</p>
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	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	712 / 712
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	432 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 103

Cost Approach		Manual :	
Base Cost	98.72	Total Misc Impr	+ 913
Roofing Adj	+ 4.47	Garage Cost	+ 12,907
Subfloor Adj	+ 1.17	Total RCN	= 95,024
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 76,019
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,005
Adj Base Cost	= 114.05	Lot Value	+ 2,800
Total Area	x 712	Indicated Value	= 21,805
Adjusted Cost	= 81,204	Value Per SqFt	30.63

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	19,005	
Lot Value	2,800	
Indicated Value	21,805	30.63 Per SqFt
Agland Value		
Site Improvements		
Total Value	21,805	30.63 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6103	4x4		16	20.63		330
RSPC	Raised Slab Porch - Covered	6104	4x4		16	36.46		583



Harper

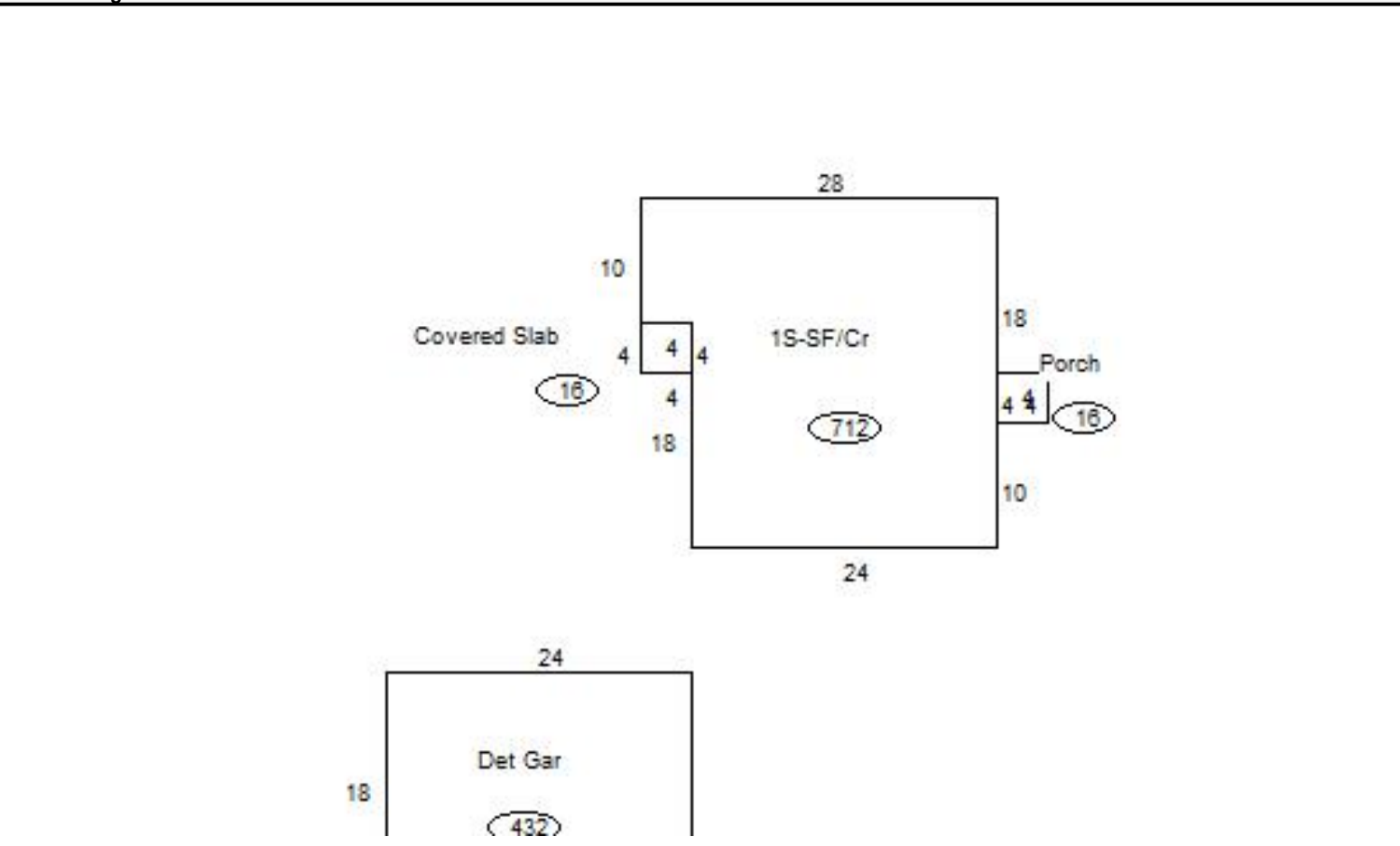
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Sketch Image

300006369



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	712	1.000	712
2	M	PRCH		20	Covered Slab	16	1.000	16
3	M	RSPC		20	Porch	16	1.000	16
4	G	2		20	Det Gar	432	1.000	432
Total Building Area						712		712