



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:18
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Assessment Data					Primary Image																																																																																																																				
Account 300006370 Parcel ID 2040-00-015-006-0-001-00 Cadastral ID 2040-015-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15362 BRINSON, CLIFFORD & BOBBIE LOU BRINSON 522 S. COUNTY LINE RD LAVERNE OK 73848-0000 Parcel Location Situs 00518 S COUNTY LINE RD Subdivision CORDES ADDN Lot/Block 0006 / 0015 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2040-00-015-006-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2040-00-015-006-0-001-00_001.JPG 3/13/2023</p>
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	

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	728 / 728
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

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	102.71	Total Misc Impr	+ 1,418
Roofing Adj	+ 6.03	Garage Cost	+ 88,217
Subfloor Adj	+ 0.00	Total RCN	= 70,574
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 0
Plumbing Adj	+ 8.76	Lump Sums	+ 17,643
Basement Adj	+ 0.00	RCNLD	= 5,600
Adj Base Cost	= 119.23	Lot Value	+ 23,243
Total Area	x 728	Indicated Value	= 31.93
Adjusted Cost	= 86,799	Value Per SqFt	

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	17,643	
Lot Value	5,600	
Indicated Value	23,243	31.93 Per SqFt
Agland Value		
Site Improvements	1,372	
Total Value	24,615	33.81 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6106	8x4		32	22.86		732
PRCH	Slab Porch - Covered	8626	6x5		30	22.86		686



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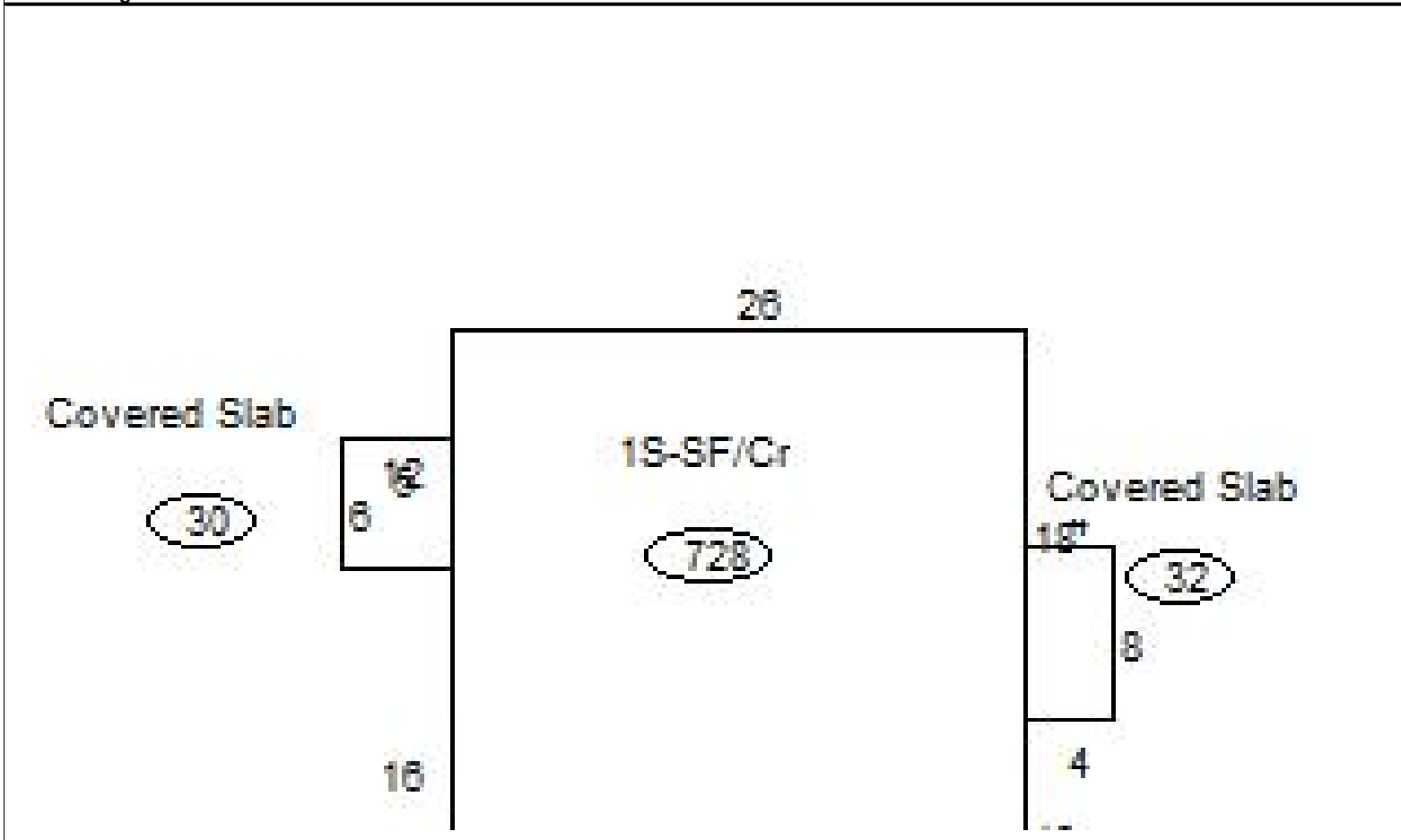
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Sketch Image

300006370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	32	1.000	32
2	R	1	Crawl	20	1S-SF/Cr	728	1.000	728
3	M	PRCH		20	Covered Slab	30	1.000	30
Total Building Area						728		728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	24x18x8		Formed Metal	432	
	Qual	3	Cond 3	Year	2010	Eff Age	16
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (7.94 x 432)	3,430		3,430	2,058	1,372