



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:21:19  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006371 <b>Parcel ID</b> 2040-00-015-010-0-001-00 <b>Cadastral ID</b> 2040-015-010-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15363 BRINSON, CLIFFORD DWAIN & BOBBIE LOU BRINSON  522 S. COUNTY LINE RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00522 S COUNTY LINE RD <b>Subdivision</b> CORDES ADDN <b>Lot/Block</b> 0010 / 0015 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2040-00-015-010-0-001-00 03/10/23</p> <p>2040-00-015-010-0-001-00_002.JPG 3/13/2023</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71041667 -99.90795881 CORDES ADD BLOCK 15 LOTS 10-11-12																																																																																																																				
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Date 02/06/2026  
 Time 07:21:19  
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2040-00-015-010-0-001-00 03/10/23</p> <p>2040-00-015-010-0-001-00_002.JPG 3/13/2023</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		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,906 / 1,906
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	360 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 78

Cost Approach		Manual :	
Base Cost	82.67	Total Misc Impr	+ 1,138
Roofing Adj	+ 3.99	Garage Cost	+ 15,319
Subfloor Adj	+ 0.00	Total RCN	= 191,866
Heat/Cool Adj	+ 1.83	Depreciation ( 76%)	- 145,818
Plumbing Adj	+ 3.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,048
Adj Base Cost	= 92.03	Lot Value	+ 4,200
Total Area	x 1,906	Indicated Value	= 50,248
Adjusted Cost	= 175,409	Value Per SqFt	26.36

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	46,048		
Lot Value	4,200		
Indicated Value	50,248	26.36	Per SqFt
Agland Value			
Site Improvements	1,348		
Total Value	51,596	27.07	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	6109	8x6		48	23.70	1,138



Harper

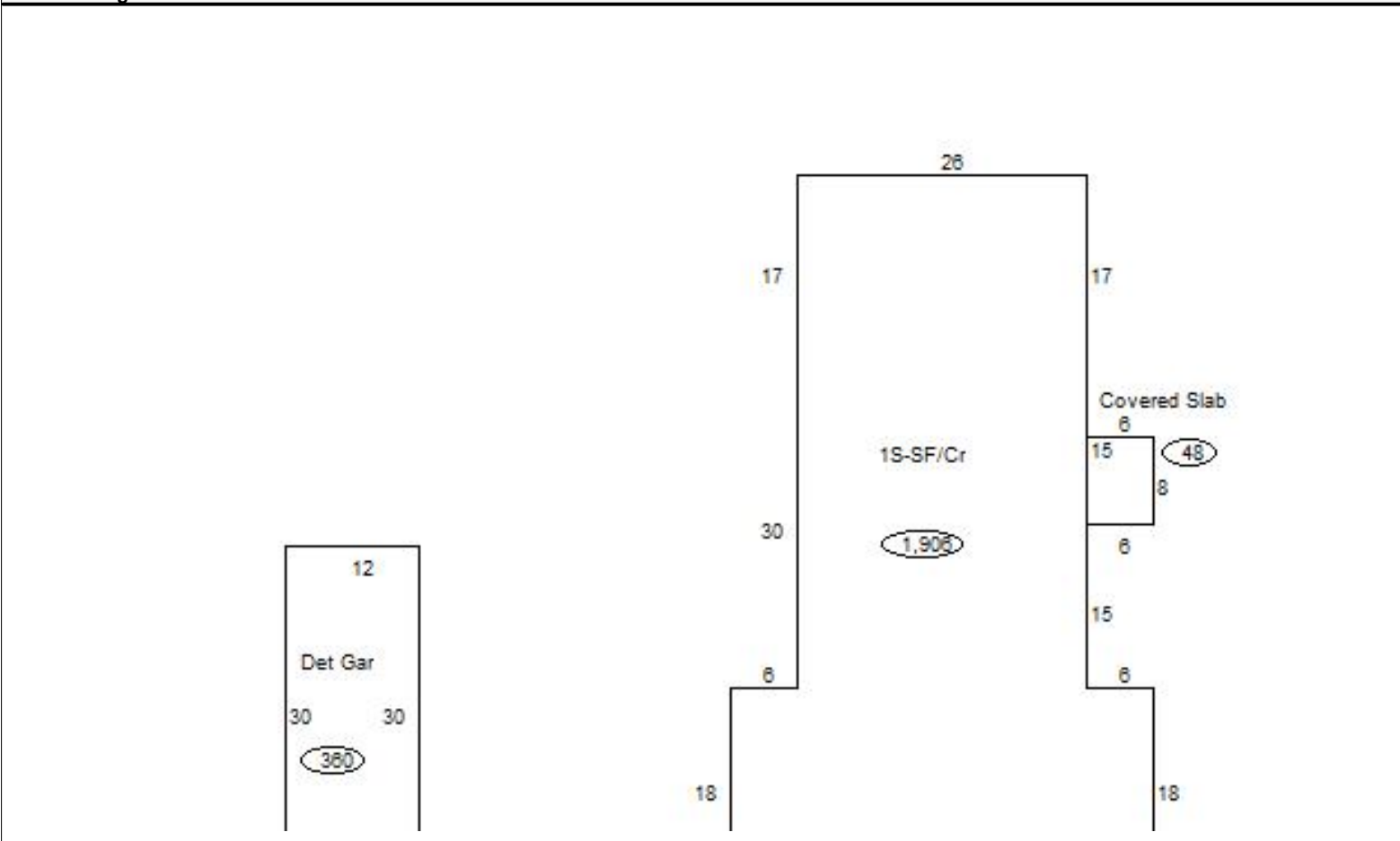
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026  
 Time 07:21:19  
 Page 3

Sketch Image

300006371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	2		20	Det Gar	360	1.000	360
2	M	PRCH		20	Covered Slab	48	1.000	48
3	R	1	Crawl	20	1S-SF/Cr	1,906	1.000	1,906
<b>Total Building Area</b>						1,906		1,906



# Harper

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Date 02/06/2026  
Time 07:21:19  
Page 4

300006371

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	BUILDING NO VALUE / Carport - RV	30x12x12		Formed Metal	360
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x 360)						
PACN	Paving - Concrete		77x10x0			770
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b>	36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.11 x 770)		3,165		3,165	2,532	633
PACN	Paving - Concrete		10x6x0			60
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b>	36		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.64 x 60)		458		458	366	92
PACN	Paving - Concrete		38x3x0			114
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1985	<b>Eff Age</b>	41		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.87 x 114)		783		783	626	157
SHDS	Yard Shed - Wood		12x8x6		Composition Shingle	96
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b>	46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.25 x 96)		2,328		2,328	1,862	466





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 Page 5

<b>Lot Data</b>		-		<b>Primary Image</b>				
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>				
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	1 - Low							
Quality	1 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Stucco							
Base/Total Area	360 / 360							
Style	100% One Story							
HVAC	100% Floor Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab								
Fixture/RghIn	5 /							
Bed/F/H Bath	1 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1948 / 109							
<b>Cost Approach</b>		<b>Manual :</b>		<b>GRM Approach</b>				
Base Cost	79.88	Total Misc Impr	+ 0	<b>GRM Code</b>				
Roofing Adj	+ 3.71	Garage Cost	+ 0	<b>Gross Rent</b>				
Subfloor Adj	+ 2.36	Total RCN	= 36,194	<b>Indicated Value</b>				
Heat/Cool Adj	+ 1.29	Depreciation ( 80%)	- 28,955	<b>Multiple Regression</b>				
Plumbing Adj	+ 13.29	Lump Sums	+ 0	<b>MRA Code</b>				
Basement Adj	+ 0.00	RCNLD	= 7,239	<b>Adusted R</b>				
Adj Base Cost	= 100.54	Lot Value	+ 7,239	<b>Indicated Value</b>				
Total Area	x 360	Indicated Value	= 7,239	<b>Direct Comparables</b>				
Adjusted Cost	= 36,194	Value Per SqFt	20.11	<b>Selection Model</b> DEFAULT    DEFAULT SELECTION MODEL <b>Adjustment Model</b> DEFAULT    DEFAULT ADJUSTMENTS TABLE <b>Comparables</b> <b>Indicated Value</b>				
				<b>Value Reconciliation</b>				
				<b>Selected Approach</b> Cost Approach <b>Improvements</b> 7,239 <b>Lot Value</b> <b>Indicated Value</b> 7,239            20.11    Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 7,239            20.11    Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>



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Page 6

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<b>Total Building Area</b>						360		360