



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 300006376 Parcel ID 2040-00-016-001-0-001-00 Cadastral ID 2040-016-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15367 LONG, KURT A, ETUX PO BOX 911 LAVERNE OK 73848-0000 Parcel Location Situs 00502 S OHIO Subdivision CORDES ADDN Lot/Block 0001 / 0016 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2040-00-016-001-0-001-00 03/10/23</p> <p>2040-00-016-001-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
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CORDES ADD BLOCK 16 LOTS 1-2-3					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2040-00-016-001-0-001-00_001.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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,785 / 1,785
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	392 Total, 392 Partition
Garage Type	630 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1960 / 67

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		

Cost Approach		Manual :	
Base Cost	81.80	Total Misc Impr	+ 5,505
Roofing Adj	+ 3.47	Garage Cost	+ 14,035
Subfloor Adj	+ 0.94	Total RCN	= 220,138
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 154,097
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 11.42	RCNLD	= 66,041
Adj Base Cost	= 112.38	Lot Value	+ 4,200
Total Area	x 1,785	Indicated Value	= 70,241
Adjusted Cost	= 200,598	Value Per SqFt	39.35

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	66,041	
Lot Value	4,200	
Indicated Value	70,241	39.35 Per SqFt
Agland Value		
Site Improvements	14,457	
Total Value	84,698	47.45 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,340.86		4,341
RSPC	Raised Slab Porch - Covered	6130	8x4		32	36.38		1,164



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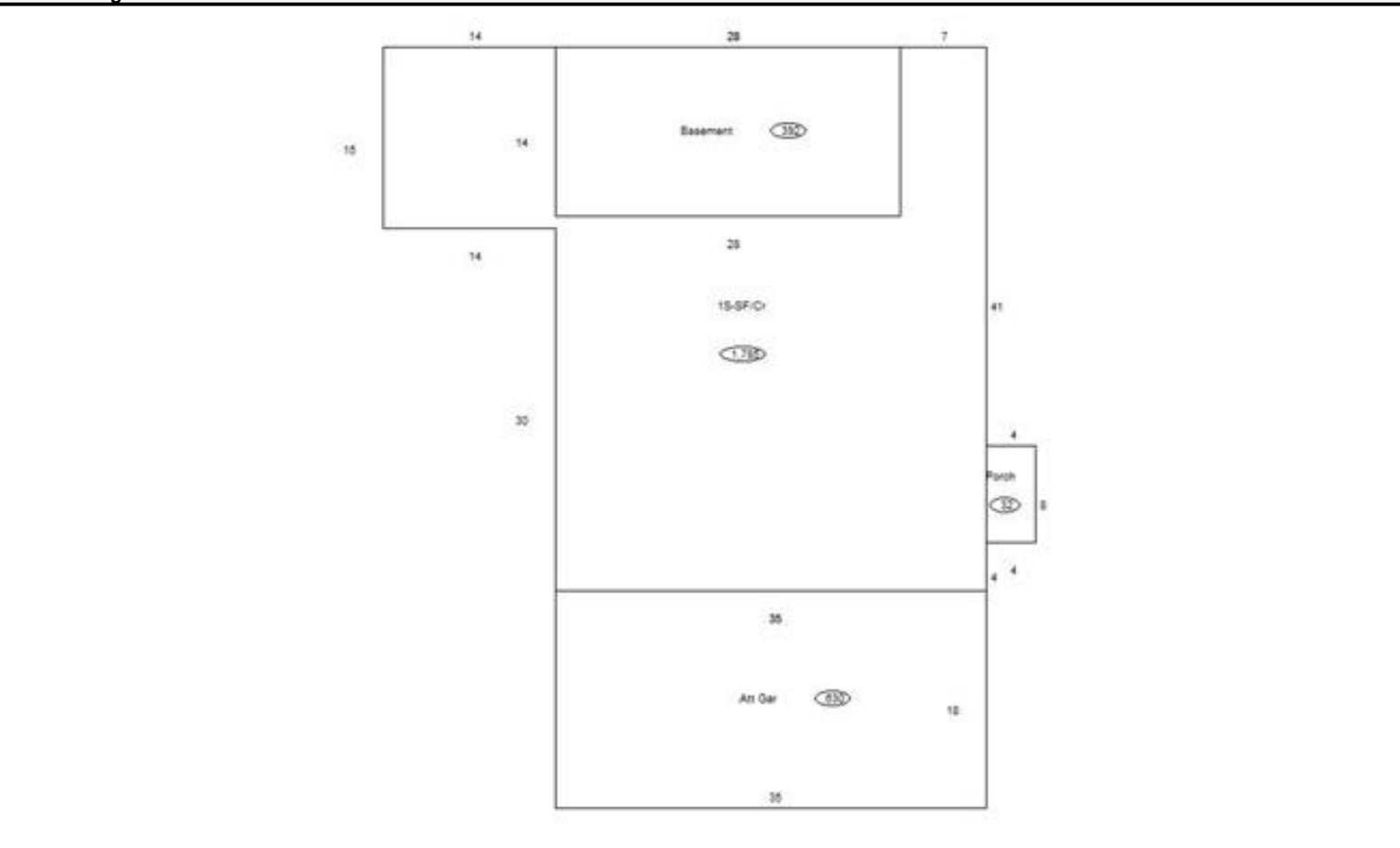
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	B			10	Basement	392	1.000	392
2	G	1		10	Att Gar	630	1.000	630
3	M	RSPC		10	Porch	32	1.000	32
4	R	1	Crawl	10	1S-SF/Cr	1,785	1.000	1,785
Total Building Area						1,785		1,785



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Garage - Detached	36x22x10	Concrete	Formed Metal	792
	Qual	3	Cond 3	Year 2019	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (18.65 x 792)		14,771	14,771	4,727	10,044
	SHDS	Yard Shed - Wood	8x10x8		Composition Shingle	80
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (25.28 x 80)		2,022	2,022	1,051	971
	PACN	Paving - Concrete	0x0x0			4,565
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.77 x 4,565)		17,210	17,210	13,768	3,442

0