



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:21:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006407 <b>Parcel ID</b> 2060-00-018-007-0-001-00 <b>Cadastral ID</b> 2060-018-007-00-0-001-00 <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> 24902 OHAIR, SONNY J. & JULIE OHAIR  783 SW TRANSPORT RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00514 S OKLAHOMA <b>Subdivision</b> TERBUSH ADDN <b>Lot/Block</b> 0007 / 0018 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2060-00-018-007-0-001-00 03/10/23</p>																																																																																																																				
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<b>Legal Description</b> Lat/Long: 36.70749293 -99.89797814					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
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 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,260
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 60

HOUSE	3/13/2023
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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	76.65	Total Misc Impr	+ 7,813
Roofing Adj	+ 4.17	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 128,697
Heat/Cool Adj	+ 8.78	Depreciation ( 67%)	- 86,227
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,470
Adj Base Cost	= 95.94	Lot Value	+ 2,800
Total Area	x 1,260	Indicated Value	= 45,270
Adjusted Cost	= 120,884	Value Per SqFt	35.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,470		
Lot Value	2,800		
Indicated Value	45,270	35.93	Per SqFt
Agland Value			
Site Improvements	1,167		
Total Value	46,437	36.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	6199	5x4		20	8.72		174
PATO	Raised Slab Porch - Open	6200	5x5		25	8.72		218
RSPC	Raised Slab Porch - Covered	6202	20x12		240	30.92		7,421



Harper

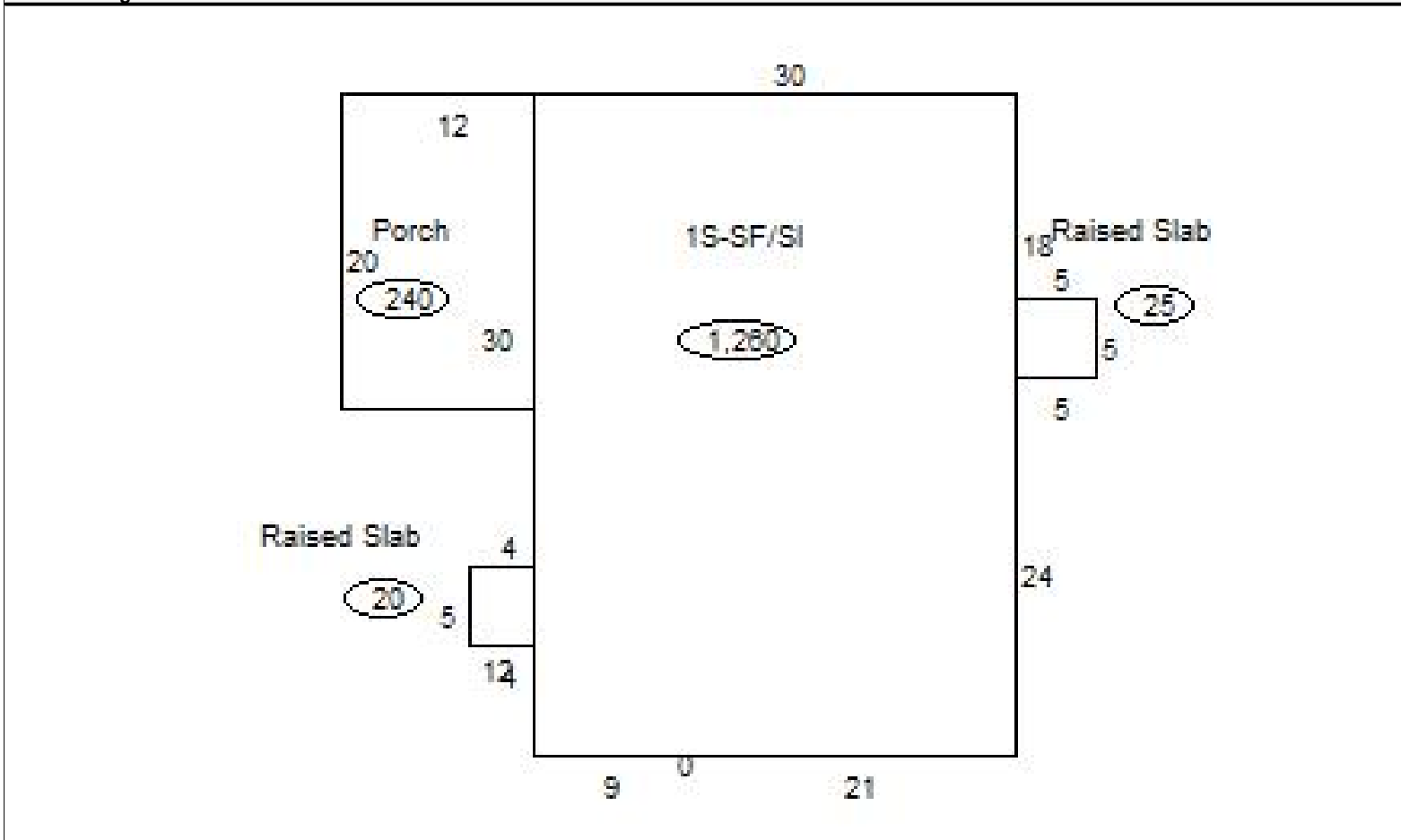
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Sketch Image

300006407



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Raised Slab	20	1.000	20
2	M	PATO		20	Raised Slab	25	1.000	25
3	R	1	Slab	20	1S-SF/Sl	1,260	1.000	1,260
4	M	RSPC		20	Porch	240	1.000	240
<b>Total Building Area</b>						1,260		1,260



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered	20x8x0			160	
	Qual	3	Cond 3	Year 2006	Eff Age 20		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (15.47 x 160)	2,475		2,475	1,609	866
	PACN	Paving - Concrete / DRIVEWAY	30x12x0			360	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.18 x 360)	1,505		1,505	1,204	301