



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:21:58
Page 1

Assessment Data					Primary Image																																																																																																															
Account	300006415				<p>2060-00-018-021-0-001-00 03/10/23</p>																																																																																																															
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Property Type	REAL - Real Property																																																																																																																			
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Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
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BATMAN, SAMUEL																																																																																																																				
P O BOX 102 LAVERNE OK 73848-0000																																																																																																																				
Parcel Location Situs 00509 S TEXAS Subdivision TERBUSH ADDN Lot/Block 0021 / 0018 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
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Legal Description Lat/Long: 36.70879500 -99.89321882																																																																																																																				
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
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		



HOUSE 3/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	552 / 552
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103

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	85.36	Total Misc Impr	+ 262
Roofing Adj	+ 4.04	Garage Cost	+ 262
Subfloor Adj	+ 2.36	Total RCN	= 56,113
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 44,890
Plumbing Adj	+ 9.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 11,223
Adj Base Cost	= 101.18	Lot Value	+ 2,800
Total Area	x 552	Indicated Value	= 14,023
Adjusted Cost	= 55,851	Value Per SqFt	25.40

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	11,223		
Lot Value	2,800		
Indicated Value	14,023	25.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	14,023	25.40	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab	6222	6x5		30	8.72		262



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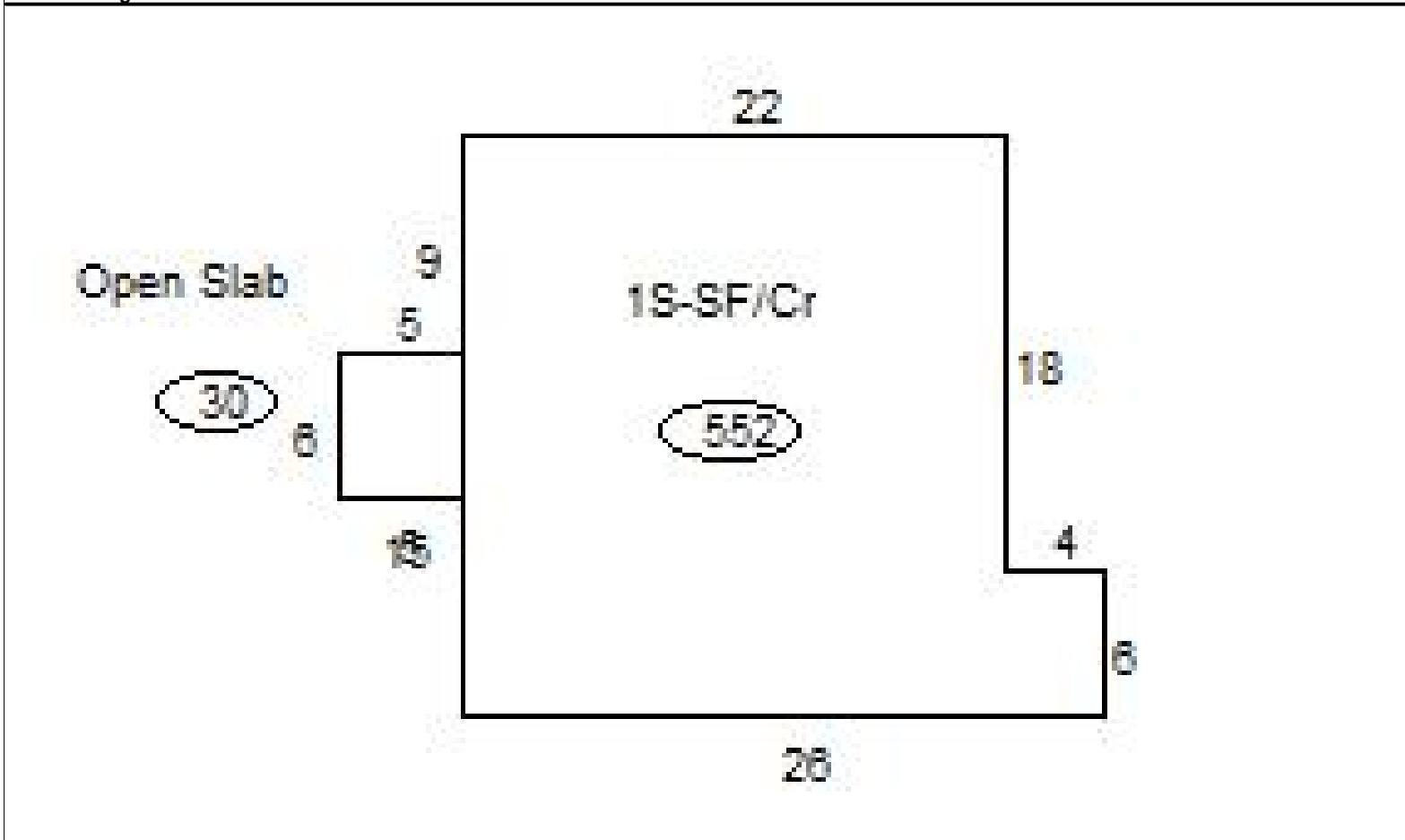
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Sketch Image

300006415



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	30	1.000	30
2	R	1	Crawl	20	1S-SF/Cr	552	1.000	552
Total Building Area						552		552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Building No Value	8x10x0			80
	Qual 3	Cond 3	Year 0	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 80)				