




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300006416 <b>Parcel ID</b> 2060-00-018-023-0-001-00 <b>Cadastral ID</b> 2060-018-023-00-0-001-00 <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> 25511 CLARK, MELISA  2044 N 174 RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00501 S TEXAS <b>Subdivision</b> TERBUSH ADDN <b>Lot/Block</b> 0023 / 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																			
HOUSE										12/2/2024									
Legal Description					Building Permits														
Lat/Long: 36.70943601 -99.89573608					<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">TERBUSH ADD BLOCK 18 LOTS 23-24 BOOK 781 PAGE 174 WD</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	TERBUSH ADD BLOCK 18 LOTS 23-24 BOOK 781 PAGE 174 WD				
Number	Description	Opened	Closed	Amount															
TERBUSH ADD BLOCK 18 LOTS 23-24 BOOK 781 PAGE 174 WD																			
Exemptions					Sale History														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	781/174	VEGA, FELIPE DE JESUS SANCHEZ	03/26/2024	37,500	17										
					775/765	MANNING, DAN R. &	05/17/2023	10,000	14										
					529/58	MOORHOUSE, NORA E.	10/06/1997	6,500	U										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
Remove Cap	2025	<b>Land Value</b>	2,730	2,730	12%	328	<b>Assessed</b>	4,500	302.36										
Year Frozen		<b>Improvements</b>	34,770	34,770		4,172	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-67.00										
TIF Project ID	0	<b>Total Value</b>	37,500	37,500		4,500	<b>Total Taxable</b>	3,500	235.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-300006416	CLARK, MELISA			202	37,500	0	4,500	302.00										
2024	2024-300006416	CLARK, MELISA			202	10,000	0	1,200	80.00										
2023	2023-300006416	VEGA, FELIPE DE JESUS SANCHEZ			202	19,580	0	1,544	104.00										
2022	2022-300006416	MANNING, DAN R. &			202	19,580	0	1,470	100.00										
2021	2021-300006416	MANNING, DAN R. &			202	19,580	0	1,400	97.00										
2020	2020-300006416	MANNING, DAN R. &			202	19,580	0	1,334	90.00										
2019	2019-0006416	MANNING, DAN R. &			202	19,585		1,270	76.00										
2018	2018-0006416	MANNING, DAN R. &			202	21,252		1,209	72.00										
2017	2017-0006416	MANNING, DAN R. &			202	20,442		1,151	69.00										
2016	2016-0006416	MANNING, DAN R. &			202	20,442		1,097	65.00										
2015	2015-0006416	MANNING, DAN R. &			202	20,187		1,045	62.00										
2014	2014-0006416	MANNING, DAN R. &			202	21,526		996	59.00										
2013	2013-0006416	MANNING, DAN R. &			202	26,561		948	57.00										



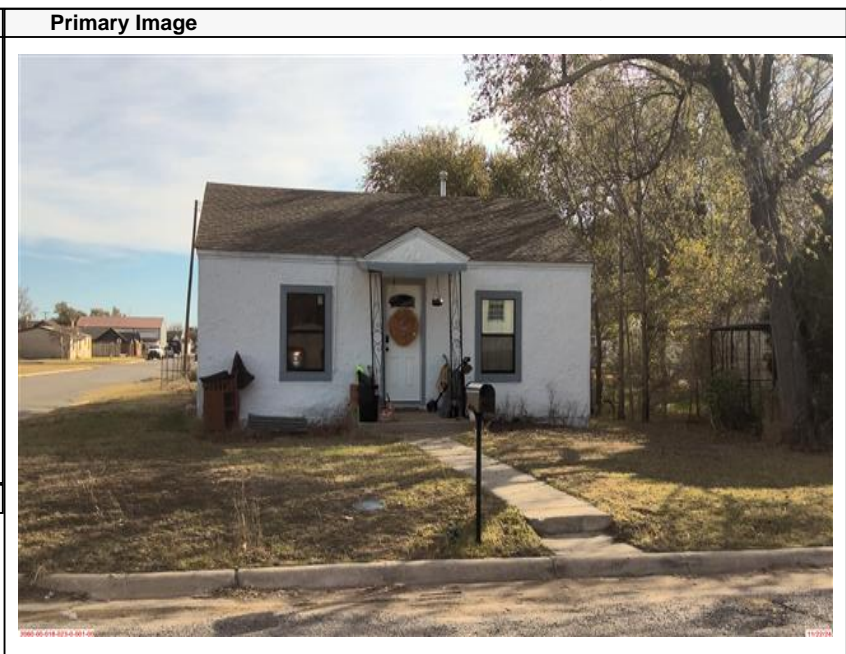
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50 x 140		
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,000.00 x .40 = 2,800		
Factor Value			
Adjustments			
Lot Value	2,800		



HOUSE 12/2/2024

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	636 / 636
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	, 330 Partition
Garage Type	240 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 61

### 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	106.41	Total Misc Impr	+ 1,694
Roofing Adj	+ 4.96	Garage Cost	+ 10,818
Subfloor Adj	+ 0.00	Total RCN	= 89,722
Heat/Cool Adj	+ 0.00	Depreciation ( 60%)	- 53,833
Plumbing Adj	+ 10.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,889
Adj Base Cost	= 121.40	Lot Value	+ 2,800
Total Area	x 636	Indicated Value	= 38,689
Adjusted Cost	= 77,210	Value Per SqFt	60.83

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,889		
Lot Value	2,800		
Indicated Value	38,689	60.83	Per SqFt
Agland Value			
Site Improvements	63		
Total Value	38,752	60.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6224	7x6	1940	42	40.34		1,694



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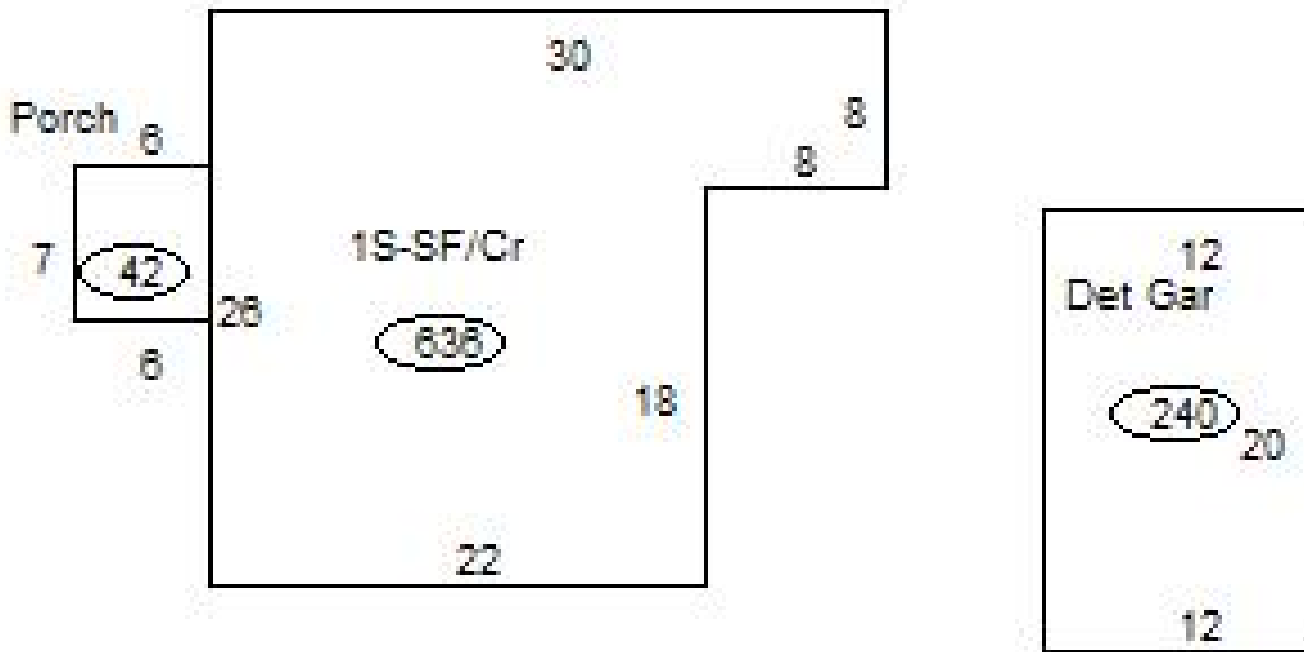
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	42	1.000	42
2	G	2		20	Det Gar	240	1.000	240
3	R	1	Crawl	20	1S-SF/Cr	636	1.000	636
<b>Total Building Area</b>						636		636



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ SIDEWALK	10x4x0	Concrete		40
	Qual	3	Cond 3	Year 1940	Eff Age 86	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.93 x 40)	317		317	254
						63