



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:22:02  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006419 <b>Parcel ID</b> 2080-00-001-001-0-001-00 <b>Cadastral ID</b> 2080-001-001-00-0-001-00 <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> 15396 BOLDES, RICHARD & KIM BOLDES  906 S. COUNTY LINE RD. LAVERNE OK 73848-9112  <b>Parcel Location</b> <b>Situs</b> 00906 S COUNTY LINE ROAD <b>Subdivision</b> KIRKHART ADDN <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE					<p>2080-00-001-001-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70998569 -99.90391786 KIRKHART ADD BLOCK 1 LOT 1																																																																																																																									
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 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	205.7 x 195.09	
Lot Count		
Units Buildable	16052	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	40,130.01 x .40 = 16,052	
Factor Value		
Adjustments		
Lot Value	16,052	

Residential Data	
Type	6 Mobile Home 65 x 33
Condition	3.5 - Average
Quality	3.15 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Lap
Base/Total Area	924 / 924
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 41

2080-00-001-001-0-001-00_001.JPG	3/13/2023
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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	55.22	Total Misc Impr	+ 0
Roofing Adj	+ 2.70	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 67,045
Heat/Cool Adj	+ 4.23	Depreciation ( 75%)	- 50,284
Plumbing Adj	+ 10.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,761
Adj Base Cost	= 72.56	Lot Value	+ 16,052
Total Area	x 924	Indicated Value	= 32,813
Adjusted Cost	= 67,045	Value Per SqFt	35.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,761		
Lot Value	16,052		
Indicated Value	32,813	35.51	Per SqFt
Agland Value			
Site Improvements	1,748		
Total Value	34,561	37.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

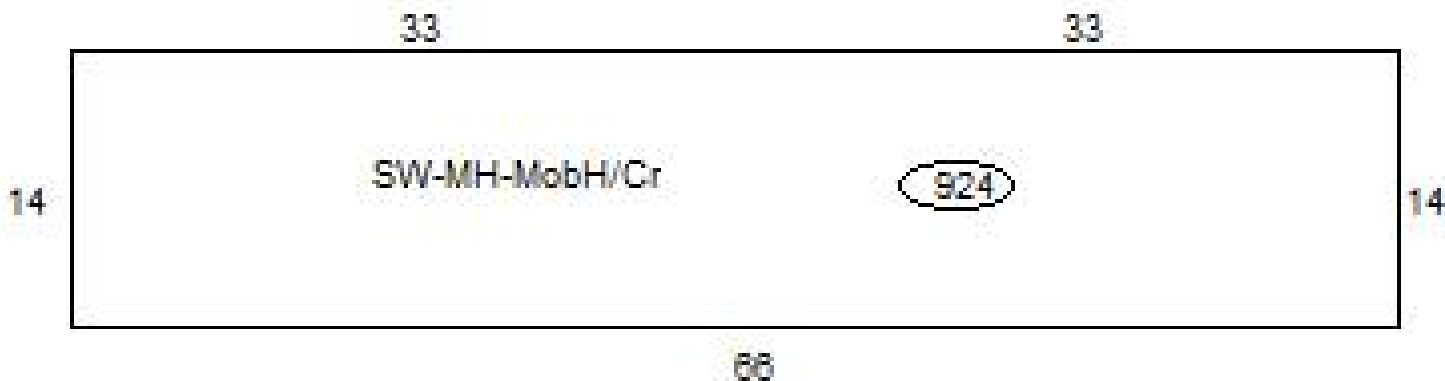
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Time 07:22:02  
Page 3

Sketch Image

300006419



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	20	SW-MH-MobH/Cr	924	1.000	924
<b>Total Building Area</b>						924		924



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Page 4

300006419

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x8		Formed Metal	400
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 400)	3,176		3,176	2,255	921
	SHDS	Yard Shed - Metal	11x16x8		Formed Metal	176
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (78% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.35 x 176)	3,758		3,758	2,931	827