




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:22:13
Page 1

Assessment Data					Primary Image																																																																																																																				
Account	300006435				 <p>2100-00-001-002-0-001-00 01/31/2024 ACCT. #6435</p>																																																																																																																				
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Property Type	REAL - Real Property																																																																																																																								
Property Class	UR	VI Area	1																																																																																																																						
Tax Area	202 - 1T-LAVERNE-C																																																																																																																								
Name ID	24528																																																																																																																								
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914 S. BROADWAY LAVERNE OK 73848-0000																																																																																																																									
Parcel Location Situs 00914 S BROADWAY Subdivision LOVE ADDN Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.69863066 -99.90822569 LOVES ADD BLOCK 1 LOTS E2 OF S 18' OF 2; E2 OF 3; E2N2 OF 4 BOOK 759 PAGE 642																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	0	0	
Lot Count			
Units Buildable	5296		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	13,241.00 x .40 = 5,296		
Factor Value			
Adjustments			
Lot Value	5,296		



2100-00-001-002-0-001-00
 01/31/2024
 ACCT. #6435

House (remodeled)

2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	1,056 / 1,584
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,056
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	EXTWALL -
Year/Eff Age	1955 / 58

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	64,750		
Lot Value	5,296		
Indicated Value	70,046	44.22	Per SqFt
Agland Value			
Site Improvements	966		
Total Value	71,012	44.83	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.23	Total Misc Impr	+ 18,508
Roofing Adj	+ 2.77	Garage Cost	+ 0
Subfloor Adj	+ -1.04	Total RCN	= 166,026
Heat/Cool Adj	+ 10.27	Depreciation (61%)	- 101,276
Plumbing Adj	+ 5.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 64,750
Adj Base Cost	= 93.13	Lot Value	+ 5,296
Total Area	x 1,584	Indicated Value	= 70,046
Adjusted Cost	= 147,518	Value Per SqFt	44.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1955	1	4,562.09		4,562
EPSW	Enclosed Porch - Solid Wall	6249	28x8	1955	224	55.85		12,510
PRCH	Slab Porch - Covered	6250	22x3	1955	66	21.76		1,436



Harper

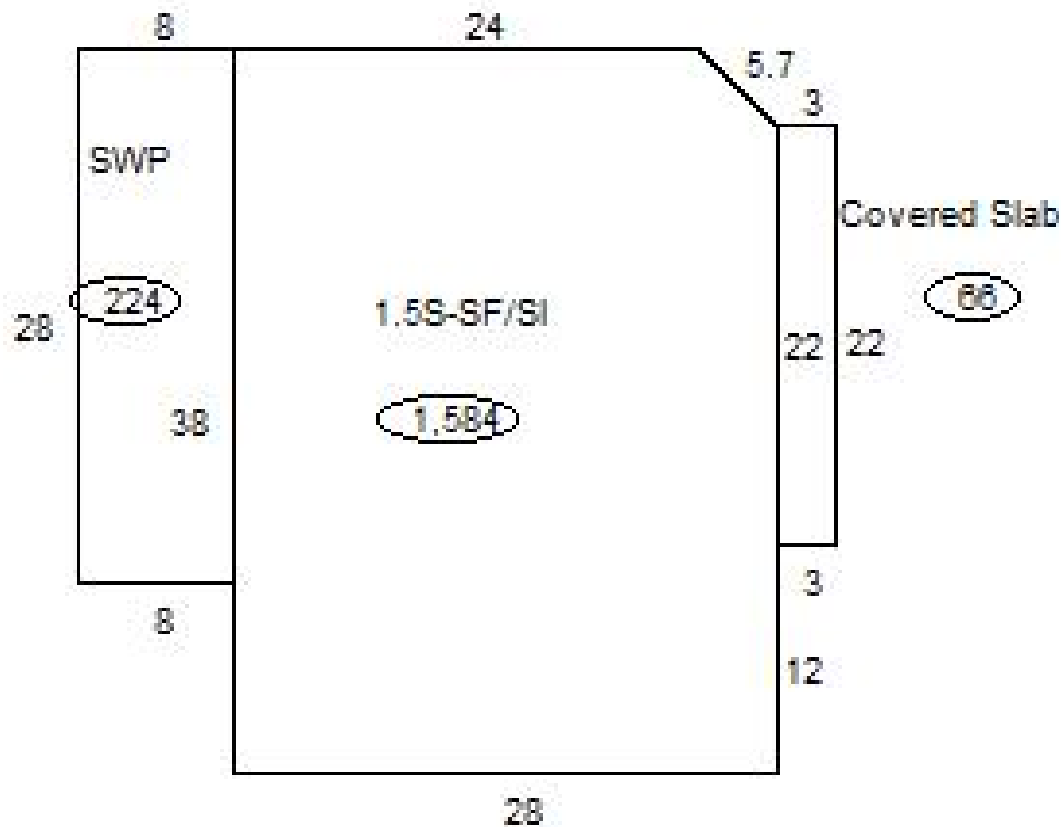
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Sketch Image

300006435



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	224	1.000	224
2	M	PRCH		20	Covered Slab	66	1.000	66
3	R	5	Slab	20	1.5S-SF/SI	1,056	1.500	1,584
Total Building Area						1,056		1,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	12x28x8	Dirt	Formed Metal	336		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Warm & Cooled Air		Total Area					
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (14.37 x 336)		4,828			4,828	3,862	966	