



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006437 Parcel ID 2100-00-001-004-0-001-00 Cadastral ID 2100-001-004-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25178 BRINSON, CLIFFORD D. (1/2) AND BRINSON, MARY JANE (1/2) NKA--POPE 166742 EW 18 RD LAVERNE OK 73848- Parcel Location Situs 00918 S BROADWAY Subdivision LOVE ADDN Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2100-00-001-004-0-001-00 03/10/23</p>																																																																																																																				
HOUSE 3/13/2023																																																																																																																									
Legal Description Lat/Long: 36.70079277 -99.89798983 LOVES ADD. BLOCK 1 LOT S2 OF 4; ALL 5-6 BOOK 771 PAGE 365 UNDIVIDED 1/2 INTEREST EACH					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	 <p>2100-00-001-004-0-001-00 03/10/23</p>
Lot Count		
Units Buildable	16528	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	41,321.00 x .40 = 16,528	
Factor Value		
Adjustments		
Lot Value	16,528	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,020 / 1,020
Style	100% One Story
HVAC	
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 / 120

HOUSE 3/13/2023

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,936		
Lot Value	16,528		
Indicated Value	33,464	32.81	Per SqFt
Agland Value			
Site Improvements	6,226		
Total Value	39,690	38.91	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	71.02	Total Misc Impr	+ 2,001
Roofing Adj	+ 3.30	Garage Cost	+
Subfloor Adj	+ 2.07	Total RCN	= 84,682
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 67,746
Plumbing Adj	+ 4.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,936
Adj Base Cost	= 81.06	Lot Value	+ 16,528
Total Area	x 1,020	Indicated Value	= 33,464
Adjusted Cost	= 82,681	Value Per SqFt	32.81

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6254	112	1940	112	15.43		1,728
PATO	Slab Porch - Open	6255	35	1940	35	7.79		273



Harper

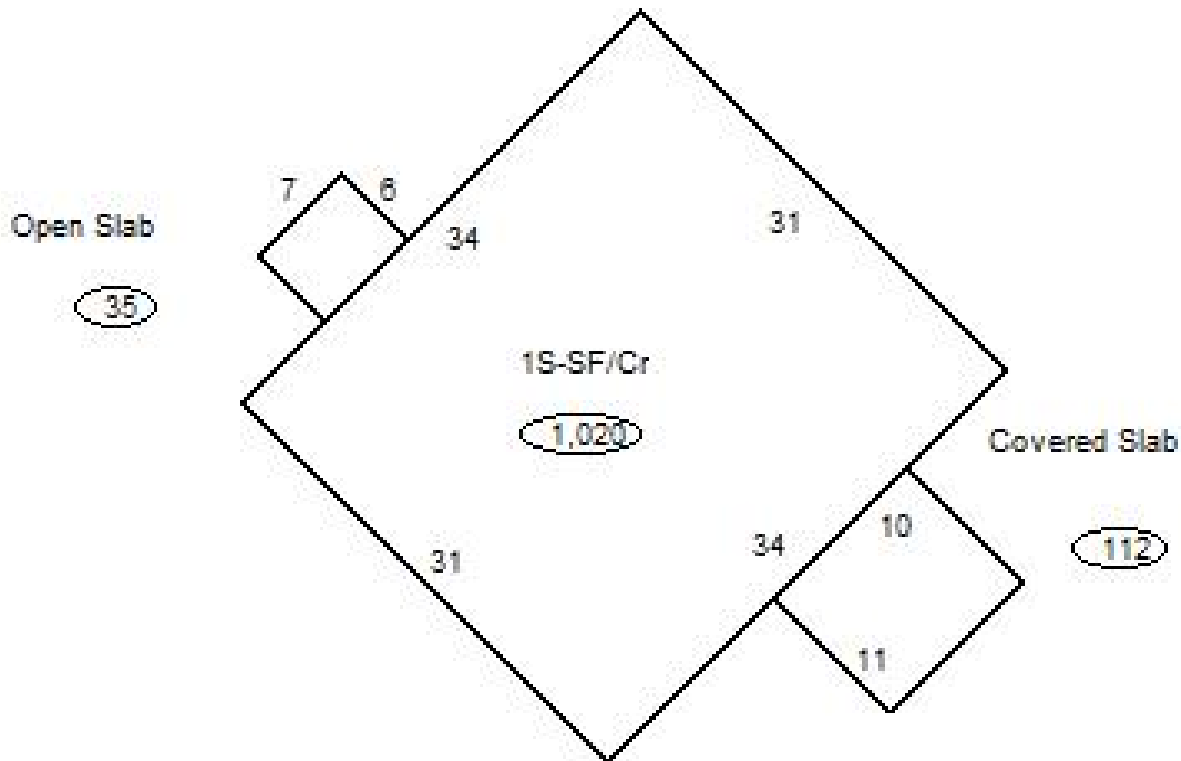
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Sketch Image

300006437



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	112	1.000	112
2	M	PATO		20	Open Slab	35	1.000	35
3	R	1	Crawl	20	1S-SF/Cr	1,020	1.000	1,020
Total Building Area						1,020		1,020



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	30x12x8	Dirt	Galvanized Metal	360
	Qual	2	Cond 2	Year 1985	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.88 x 360)		2,117	2,117	1,694	423
	UTIL	Equipment Shed	40x30x14		Galvanized Metal	1,200
	Qual	2	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (24.18 x 1,200)		29,016	29,016	23,213	5,803