



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:42
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Assessment Data					Primary Image																																																																																																																				
Account 300006470 Parcel ID 2120-00-001-005-0-001-00 Cadastral ID 2120-001-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 25462 HICKMON, ROBERT & MARY LOU REV TRUST 12501 CARRIAGE WAY OKLAHOMA CITY OK 73142- Parcel Location Situs 00615 SW FIRST ST Subdivision PARKVIEW ADDN Lot/Block 0005 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70588112 -99.89265873 PARKVIEW ADD BLOCK 1 LOTS W2 OF 5; ALL 6 BOOK 779 PAGE 203 QCD																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	75 x 140	<p>2120-00-001-005-0-001-00 6470 04/12/22</p>
Lot Count		
Units Buildable	4725	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .45 = 4,725	
Factor Value		
Adjustments		
Lot Value	4,725	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,860 / 1,860
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	576 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 68

1 HOUSE 4/14/2022

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	81.71	Total Misc Impr	+ 647
Roofing Adj	+ 3.79	Garage Cost	+ 19,775
Subfloor Adj	+ 0.00	Total RCN	= 205,864
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 139,988
Plumbing Adj	+ 3.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,876
Adj Base Cost	= 99.70	Lot Value	+ 4,725
Total Area	x 1,860	Indicated Value	= 70,601
Adjusted Cost	= 185,442	Value Per SqFt	37.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,876		
Lot Value	4,725		
Indicated Value	70,601	37.96	Per SqFt
Agland Value			
Site Improvements	1,224		
Total Value	71,825	38.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6317	4x4		16	40.46		647



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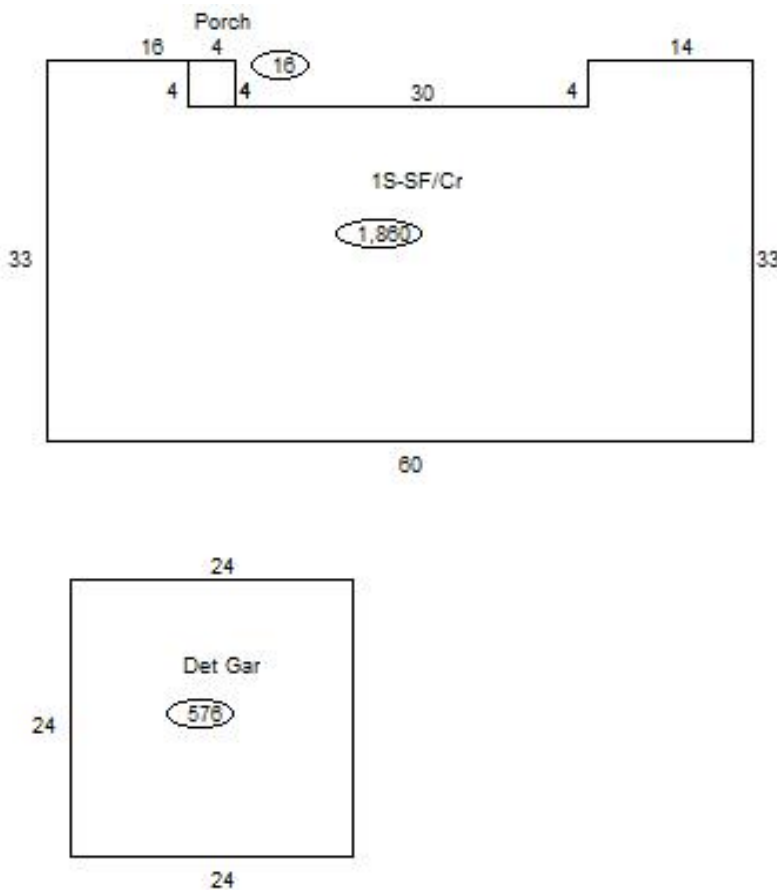
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Sketch Image

300006470



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,860	1.000	1,860
2	M	RSPC		20	Porch	16	1.000	16
3	G	2		20	Det Gar	576	1.000	576
Total Building Area						1,860		1,860



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Sidewalk	41x3x0			123
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.74 x 123)		829		829	663
						166
	PACN	Paving - Concrete sidewalk	27x3x0			81
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.34 x 81)		595		595	476
						119
	PACN	Paving - Concrete Garage	24x3x0			72
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.47 x 72)		538		538	430
						108
	PACN	Paving - Concrete Yard	20x20x0			400
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.17 x 400)		1,668		1,668	1,334
						334
	PACN	Paving - Concrete Driveway	40x15x0			600
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 600)		2,484		2,484	1,987
						497