



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:44
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Assessment Data					Primary Image																																																																																																																				
Account 300006472 Parcel ID 2120-00-001-008-0-001-00 Cadastral ID 2120-001-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15430 PRICE, MELVIN R. ETUX PO BOX 641 LAVERNE OK 73848-0000 Parcel Location Situs 00623 SW FIRST ST Subdivision PARKVIEW ADDN Lot/Block 0008 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>2120-00-001-008-0-001-00 6472 04/12/22</p> <p>2 HOUSE 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70533317 -99.89387154 PARKVIEW ADD BLOCK 1 LOTS W2 OF 8; ALL 9																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	75 x 140	
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	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	1,722 / 1,722
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	204 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 61

2 HOUSE	4/14/2022
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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	77.92	Total Misc Impr	+ 196
Roofing Adj	+ 3.85	Garage Cost	+ 7,171
Subfloor Adj	+ 0.00	Total RCN	= 157,508
Heat/Cool Adj	+ 1.73	Depreciation (63%)	- 99,230
Plumbing Adj	+ 3.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,278
Adj Base Cost	= 87.19	Lot Value	+ 4,725
Total Area	x 1,722	Indicated Value	= 63,003
Adjusted Cost	= 150,141	Value Per SqFt	36.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,278		
Lot Value	4,725		
Indicated Value	63,003	36.59	Per SqFt
Agland Value			
Site Improvements	3,881		
Total Value	66,884	38.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab	6324	5x4		20	9.78		196



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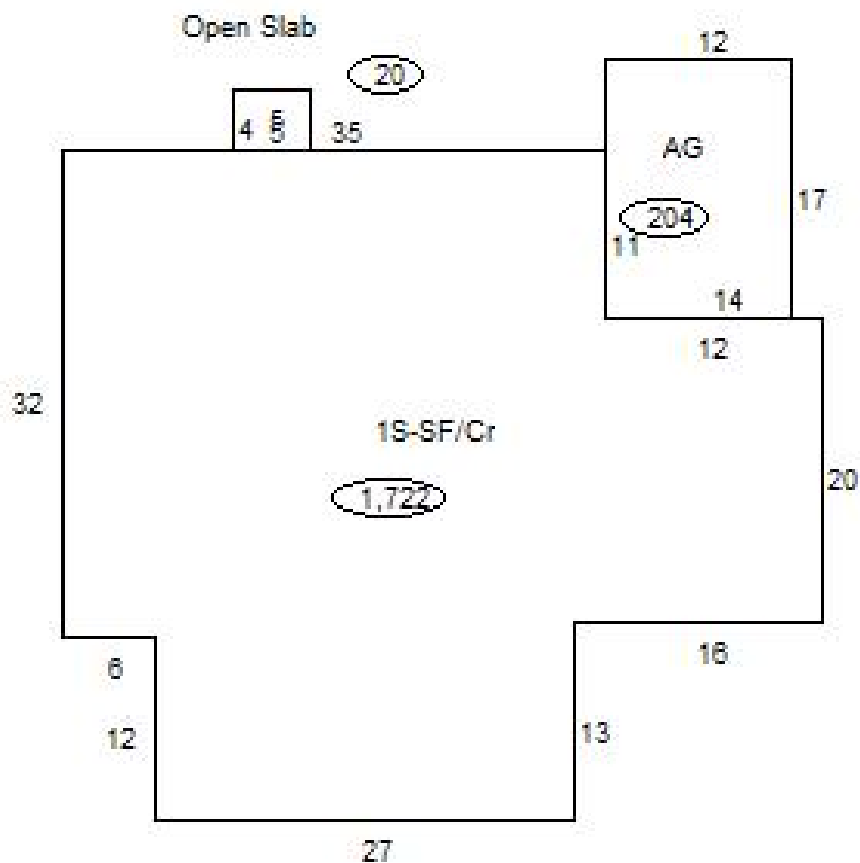
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	20	1.000	20
2	R	1	Crawl	20	1S-SF/Cr	1,722	1.000	1,722
3	G	1		20	AG	204	1.000	204
Total Building Area						1,722		1,722



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	21x20x0		Formed Metal	420	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (9.67 x 420)	4,061		4,061	2,437	1,624
	CPRV	Carport - RV	36x14x12		Formed Metal	504	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (10.05 x 504)	5,065		5,065	4,052	1,013
	SHDS	Yard Shed - Wood	10x10x8	Base	Composition Shingle	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (23.26 x 100)	2,326		2,326	1,861	465
	SHDS	Yard Shed - Metal	10x10x6	Base	Galvanized Metal	100	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (23.72 x 100)	2,372		2,372	1,898	474
	PACN	Paving - Concrete	0x0x0			365	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.18 x 365)	1,526		1,526	1,221	305