



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:46
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Assessment Data					Primary Image																																																																																																																				
Account 300006474 Parcel ID 2120-00-001-012-0-001-00 Cadastral ID 2120-001-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15432 KELLN, COLLIN AND LINDA L. KELLN P O BOX 130 LAVERNE OK 73848-0000 Parcel Location Situs 00630 SW SECOND ST Subdivision PARKVIEW ADDN Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70532907 -99.89465299 PARKVIEW ADD BLOCK 1 LOT 12										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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																						
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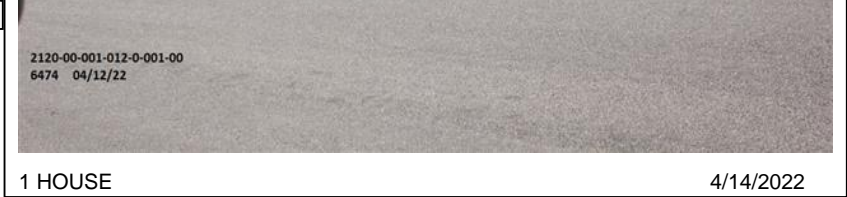
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	3150	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .45 = 3,150	
Factor Value		
Adjustments		
Lot Value	3,150	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.4 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	580 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 61



2120-00-001-012-0-001-00
 6474 04/12/22

1 HOUSE

4/14/2022

Cost Approach		Manual :	
Base Cost	87.62	Total Misc Impr	+ 6,904
Roofing Adj	+ 4.76	Garage Cost	+ 18,221
Subfloor Adj	+ 0.00	Total RCN	= 221,776
Heat/Cool Adj	+ 12.02	Depreciation (63%)	- 139,719
Plumbing Adj	+ 6.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 82,057
Adj Base Cost	= 110.54	Lot Value	+ 3,150
Total Area	x 1,779	Indicated Value	= 85,207
Adjusted Cost	= 196,651	Value Per SqFt	47.90

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	82,057	
Lot Value	3,150	
Indicated Value	85,207	47.90 Per SqFt
Agland Value		
Site Improvements	11,157	
Total Value	96,364	54.17 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,338.18		5,338
RSPC	Raised Slab Porch - Covered	6331	6x6		36	43.50		1,566



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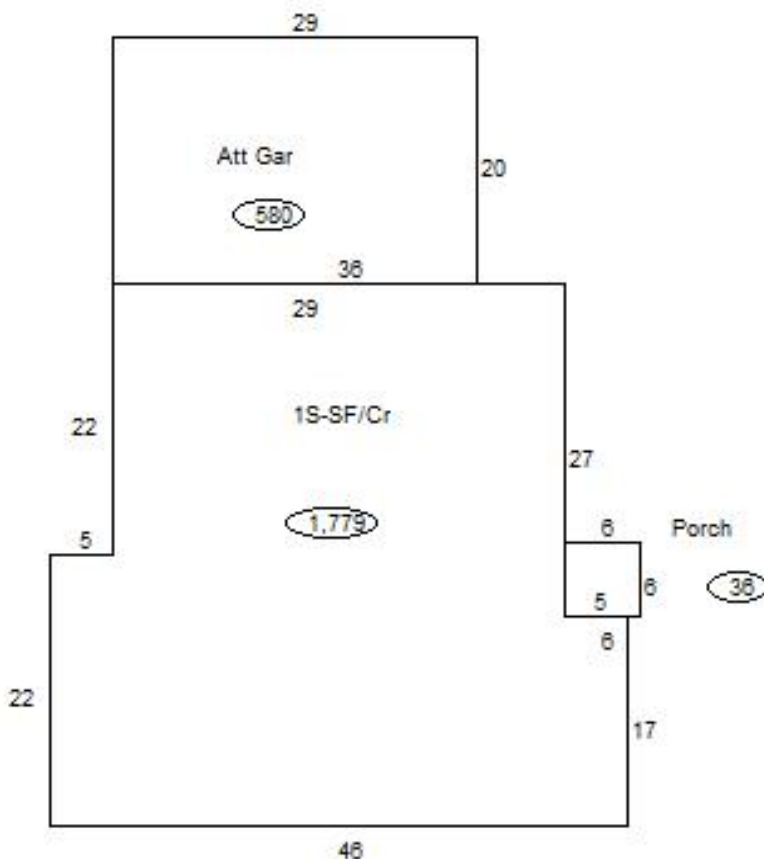
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Sketch Image

300006474



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	580	1.000	580
2	M	RSPC		20	Porch	36	1.000	36
3	R	1	Crawl	20	1S-SF/Cr	1,779	1.000	1,779
Total Building Area						1,779		1,779



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	33x27x10	Base	Formed Metal	891	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD	
	Base Cost (27.14 x 891)		24,182		24,182	14,993	9,189
	PAVA	Paving - Asphalt	0x0x0			2,011	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.85 x 2,011)		5,731		5,731	4,585	1,146
	PACN	Paving - Concrete sidewalk	26x3x0			78	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.39 x 78)		576		576	461	115
	PACN	Paving - Concrete	0x0x0			860	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.11 x 860)		3,535		3,535	2,828	707