




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006480 <b>Parcel ID</b> 2120-00-001-022-0-001-00 <b>Cadastral ID</b> 2120-001-022-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15437 SPRY, J. FRANK AND BARBARA SPRY  220 S COLORADO DRIVE LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00220 COLORADO <b>Subdivision</b> PARKVIEW ADDN <b>Lot/Block</b> 0022 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70592387 -99.89261793 PARKVIEW ADD. BLOCK 1 LOT 22 BARBARA DECEASED 5/29/2025																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>6 HOUSE</td> <td></td> <td>4/14/2022</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6 HOUSE		4/14/2022																																																																																														
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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% Frame, Siding, Wood
Base/Total Area	1,911 / 1,911
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1960 / 55

6 HOUSE	4/14/2022
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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	79.55	Total Misc Impr	+ 686
Roofing Adj	+ 3.77	Garage Cost	+ 22,494
Subfloor Adj	+ 0.00	Total RCN	= 212,770
Heat/Cool Adj	+ 10.77	Depreciation ( 59%)	- 125,534
Plumbing Adj	+ 5.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 87,236
Adj Base Cost	= 99.21	Lot Value	+ 4,725
Total Area	x 1,911	Indicated Value	= 91,961
Adjusted Cost	= 189,590	Value Per SqFt	48.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,236		
Lot Value	4,725		
Indicated Value	91,961	48.12	Per SqFt
Agland Value			
Site Improvements	35,438		
Total Value	127,399	66.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6356	4x3		12	22.91		275
PATO	Raised Slab Porch - Open	6357	7x6		42	9.78		411



Harper

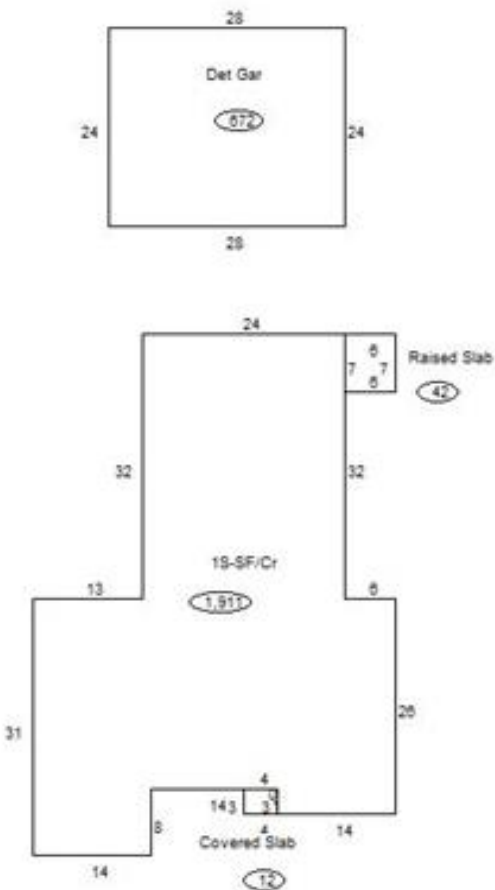
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Sketch Image

300006480



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,911	1.000	1,911
2	G	2		20	Det Gar	672	1.000	672
3	M	PRCH		20	Covered Slab	12	1.000	12
4	M	PATO		20	Raised Slab	42	1.000	42
<b>Total Building Area</b>						1,911		1,911



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MGWH	Worker Housing (Bunk House)	27x20x12	Base	Composition Shingle	540
	Qual 4	Cond 4	Year 2023	Eff Age 2		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (48.46 x 540)		26,168		26,168	1,047	25,121
	CPRV	Carport - RV	42x14x14		Galvanized Metal	588
	Qual 4	Cond 4	Year 2023	Eff Age 2		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (13.25 x 588)		7,791		7,791	935	6,856
	PACN	Paving - Concrete RV shed	55x13x0			715
	Qual 4	Cond 4	Year 2020	Eff Age 5		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.17 x 715)		3,697		3,697	998	2,699
	PACN	Paving - Concrete Garage	26x26x0			676
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.13 x 676)		2,792		2,792	2,234	558
	PACN	Paving - Concrete Sidewalk	0x0x0			40
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.93 x 40)		317		317	254	63
	PACN	Paving - Concrete In between garage	10x10x0			100
	Qual 3	Cond 3	Year 1960	Eff Age 66		
			0			
			0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.07 x 100)		707		707	566	141