



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:22:56
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Assessment Data					Primary Image																																																																																																																				
Account 300006485 Parcel ID 2140-00-001-001-0-001-00 Cadastral ID 2140-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25196 BATMAN, D'LONDA AND JOSEPH L. SWALLOW P O BOX 438 LAVERNE OK 73848- Parcel Location Situs 00702 W JANE JAYROE BLVD Subdivision SHUMAN'S 1ST ADDN Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71148912 -99.89725629 SHUMANS ADD. BLOCK 1 LOT 1 BOOK 772 PAGE 239																																																																																																																									
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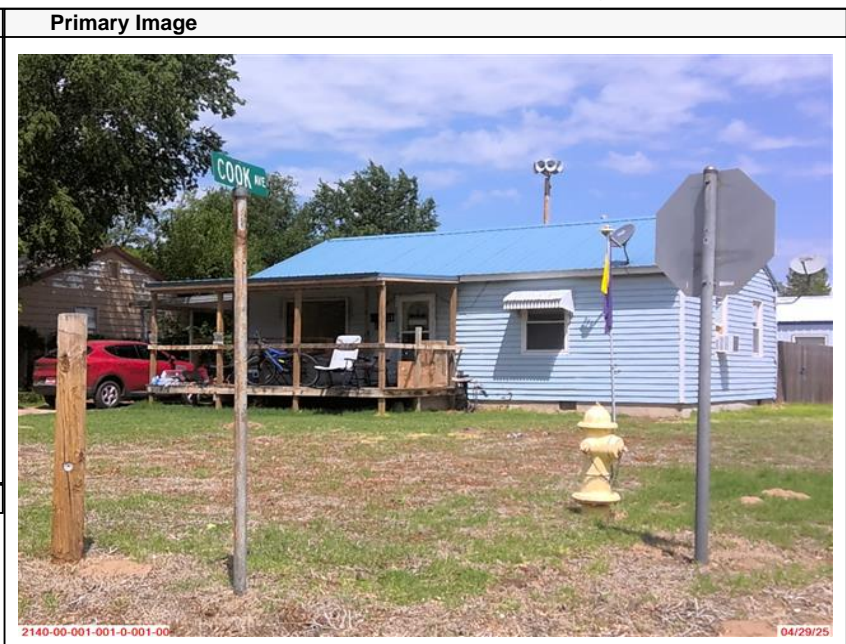
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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	60 x 157		
Lot Count			
Units Buildable	4239		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	9,420.00 x .45 = 4,239		
Factor Value			
Adjustments			
Lot Value	4,239		



HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	844 / 844
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	264 Carport - Shed Roof
Remodel	
Year/Eff Age	1958 / 72

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	91.14	Total Misc Impr	+ 6,940
Roofing Adj	+ 4.96	Garage Cost	+ 3,386
Subfloor Adj	+ 1.09	Total RCN	= 99,461
Heat/Cool Adj	+ 1.56	Depreciation (74%)	- 73,601
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,860
Adj Base Cost	= 105.61	Lot Value	+ 4,239
Total Area	x 844	Indicated Value	= 30,099
Adjusted Cost	= 89,135	Value Per SqFt	35.66

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	25,860		
Lot Value	4,239		
Indicated Value	30,099	35.66	Per SqFt
Agland Value			
Site Improvements	10,882		
Total Value	40,981	48.56	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6366	10x3	1965	30	36.39		1,092
WODC	Wood Deck - Covered	6368	20x9	2020	180	32.49		5,848



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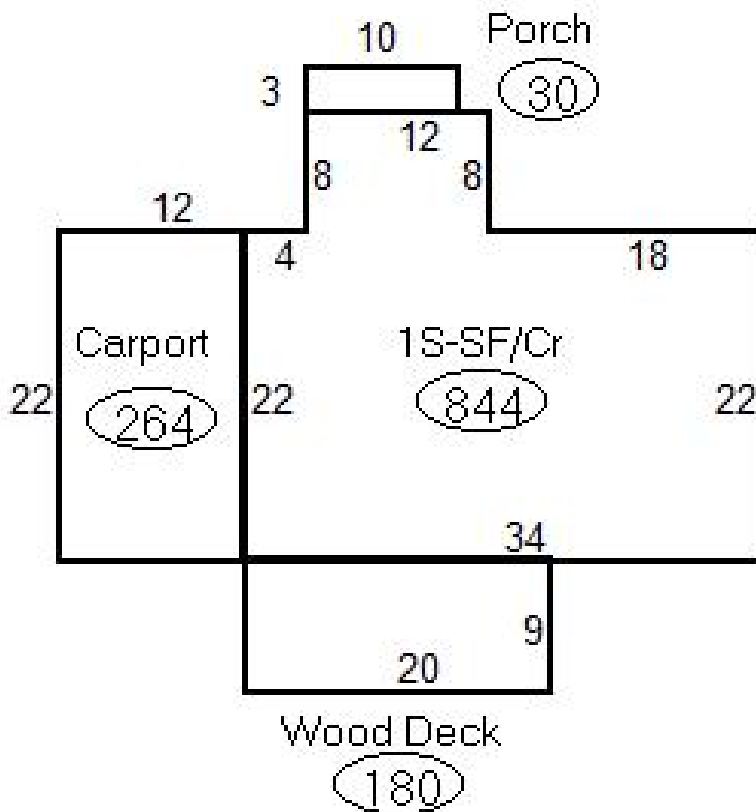
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	30	1.000	30
2	G	4		20	Carport	264	1.000	264
3	M	WODC		20	Wood Deck	180	1.000	180
4	R	1	Crawl	20	1S-SF/Cr	844	1.000	844
Total Building Area						844		844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	20x18x8	Concrete	Formed Metal	360	
	Qual	3.5	Cond 3.5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (19.10 x 360)		6,876		6,876	344	6,532
	RSPC	Raised Slab Porch - Covered / NEW SHED	18x5x0	Concrete		90	
	Qual	3.5	Cond 3.5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (44.02 x 90)		3,962		3,962	198	3,764
	PACN	Paving - Concrete Drive	80x10x0	Concrete		800	
	Qual	2	Cond 2	Year 1970	Eff Age 67		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.66 x 800)		2,928		2,928	2,342	586