



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006489 Parcel ID 2140-00-001-005-0-001-00 Cadastral ID 2140-001-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25836 GRAMMAR LU LIVING TRUST U/A (THE) C/O LUANN O'HAIR, TRUSTEE P O BOX 870 LAVERNE OK 73848- Parcel Location Situs 00718 W JANE JAYROE BLVD Subdivision SHUMAN'S 1ST ADDN Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70688854 -99.89951584 SHUMANS ADD. BLOCK 1 LOT 5 BOOK 793 PAGE 299;																																																																																																																									
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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	34,225		
Lot Value	4,239		
Indicated Value	38,464	34.10	Per SqFt
Agland Value			
Site Improvements	7,412		
Total Value	45,876	40.67	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.87	Total Misc Impr	+ 3,491
Roofing Adj	+ 4.28	Garage Cost	+ 118,017
Subfloor Adj	+ 0.00	Total RCN	= 83,792
Heat/Cool Adj	+ 1.73	Depreciation (71%)	- 0
Plumbing Adj	+ 5.65	Lump Sums	+ 34,225
Basement Adj	+ 0.00	RCNLD	= 4,239
Adj Base Cost	= 101.53	Lot Value	+ 38,464
Total Area	x 1,128	Indicated Value	= 34.10
Adjusted Cost	= 114,526	Value Per SqFt	

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6386	10x4	2020	40	22.83		913
PRCH	Porch	6387	6x5	1958	30	22.86		686
PATO	Slab Porch - Open	6388	18x12	2020	216	8.76		1,892



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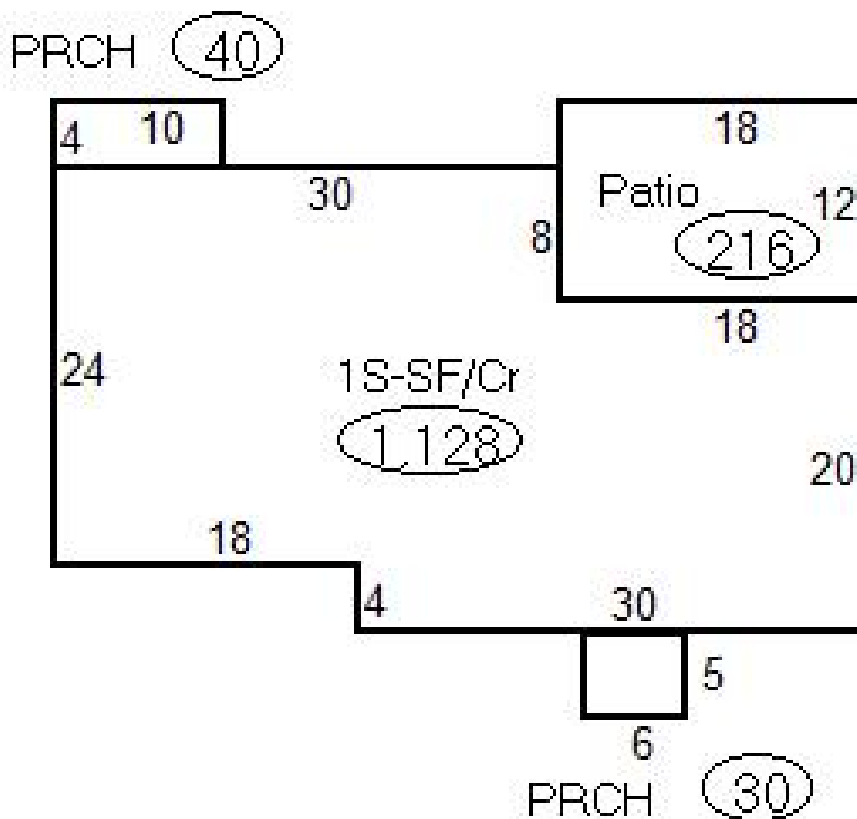
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Sketch Image

300006489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	40	1.000	40
2	M	PRCH		20	PRCH	30	1.000	30
3	M	PATO		20	Patio	216	1.000	216
4	R	1	Crawl	20	1S-SF/Cr	1,128	1.000	1,128
Total Building Area						1,128		1,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x16x10	Base	Formed Metal	320
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ 0% Func)	RCNLD
	Base Cost (17.99 x 320)		5,757	5,757	1,324	4,433
	CPDT	Carport - Detached	24x20x8	Base	Formed Metal	480
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 480)		4,013	4,013	1,806	2,207
	PAVA	Paving - Asphalt / DRIVEWAY	48x18x0	Paved-Asphalt		864
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.47 x 864)		3,862	3,862	3,090	772