




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
Account 300006497 Parcel ID 2140-00-001-013-0-001-00 Cadastral ID 2140-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25152 BACK, MARCIA LEA (TOD) PO BOX 1011 LAVERNE OK 73848- Parcel Location Situs 00705 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					 <p>2140-00-001-013-0-001-00 04/29/25</p>																																																																																																																				
Legal Description Lat/Long: 36.71111219 -99.89313812 SHUMANS ADD. BLOCK 1 LOT 13 BOOK 782 PAGE 761 TOD: COLBY JON-MICHAEL PORTER BOOK 770 PAGE 645																																																																																																																									
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 Time 07:23:07
 Page 2

Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	60	x	140
Lot Count			
Units Buildable	3780		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,400.00 x .45 = 3,780		
Factor Value			
Adjustments			
Lot Value	3,780		



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	906 / 906
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	PARTIAL -
Year/Eff Age	1958 / 37

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	55,546		
Lot Value	3,780		
Indicated Value	59,326	65.48	Per SqFt
Agland Value			
Site Improvements	2,765		
Total Value	62,091	68.53	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.34	Total Misc Impr	+ 743
Roofing Adj	+ 4.55	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 99,189
Heat/Cool Adj	+ 1.73	Depreciation (44%)	- 43,643
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,546
Adj Base Cost	= 108.66	Lot Value	+ 3,780
Total Area	x 906	Indicated Value	= 59,326
Adjusted Cost	= 98,446	Value Per SqFt	65.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6431	6x6		36	9.78		352
PATO	Slab Porch - Open	6432	10x4		40	9.78		391



Harper

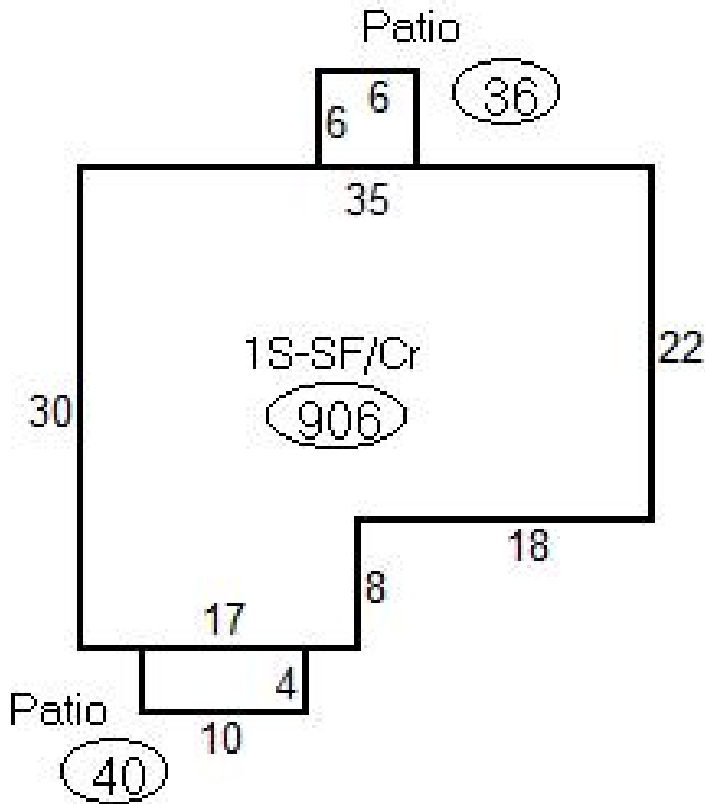
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Page 3

Sketch Image

300006497



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	36	1.000	36
2	M	PATO		20	Patio	40	1.000	40
3	R	1	Crawl	20	1S-SF/Cr	906	1.000	906
Total Building Area						906		906



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 Page 4

300006497

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x12x8	Base		240
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 240)	2,006		2,006	622	1,384
	SHDS	Yard Shed - Wood	16x8x0		Composition Shingle	128
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ 0% Func)	RCNLD
	Base Cost (21.85 x 128)	2,797	0	2,797	1,958	839
	PACN	Paving - Concrete Drive	82x8x0			656
	Qual	3	Cond 2	Year 1970	Eff Age 67	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 656)	2,709	0	2,709	2,167	542