




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:10
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Assessment Data					Primary Image																																																																																																															
Account 300006500 Parcel ID 2140-00-002-002-0-001-00 Cadastral ID 2140-002-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15452 MILLER, VIRGINIA JANE & SELENA K. UNDERWOOD 3815 S. WASHINGTON STILLWATER OK 74074- Parcel Location Situs 00706 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																															
Legal Description Lat/Long: 36.71043973 -99.89375530 SHUMANS ADD. BLOCK 2 LOT W 55' OF 2																																																																																																																				
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	55 x 160	
Lot Count		
Units Buildable	3960	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,800.00 x .45 = 3,960	
Factor Value		
Adjustments		
Lot Value	3,960	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,407 / 1,407
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1959 / 67



FRONT OF HOUSE 4/30/2025

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	84.75	Total Misc Impr	+ 7,135
Roofing Adj	+ 4.04	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 153,590
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 104,441
Plumbing Adj	+ 4.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,149
Adj Base Cost	= 104.09	Lot Value	+ 3,960
Total Area	x 1,407	Indicated Value	= 53,109
Adjusted Cost	= 146,455	Value Per SqFt	37.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,149		
Lot Value	3,960		
Indicated Value	53,109	37.75	Per SqFt
Agland Value			
Site Improvements	2,653		
Total Value	55,762	39.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Slab Porch - Covered	6446	14x4		56	43.68		2,446
PATC	Patio - Covered	6448	20x12		240	14.73		3,535
PATO	Slab Porch - Open	6449	12x10		120	9.62		1,154



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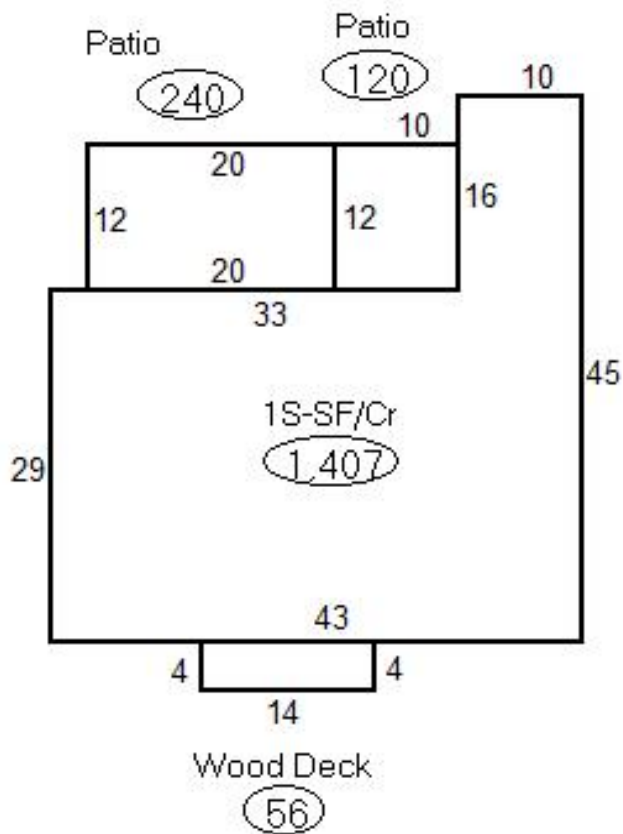
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Sketch Image

300006500



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	56	1.000	56
2	R	1	Crawl	20	1S-SF/Cr	1,407	1.000	1,407
3	M	PATC		20	Patio	240	1.000	240
4	M	PATO		20	Patio	120	1.000	120
Total Building Area						1,407		1,407



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x12x8		Formed Metal	240
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 240)	2,006		2,006	1,605	401
	SHDS	Yard Shed - Metal North	12x8x8	Base	Formed Metal	96
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (24.56 x 96)	2,358		2,358	1,886	472
	SHDS	Yard Shed - Metal South w Door	10x20x8	Base	Formed Metal	200
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (20.88 x 200)	4,176		4,176	3,341	835
	CPDT	Carport - Detached East of Sheds	20x12x8		Formed Metal	240
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.36 x 240)	2,006		2,006	1,605	401
	PACN	Paving - Concrete Drive Front	36x10x0			360
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 360)	1,505		1,505	1,204	301
	PACN	Paving - Concrete Drive North Side	24x10x0			240
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.06 x 240)	1,214		1,214	971	243