




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:23:14  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006504 <b>Parcel ID</b> 2140-00-002-005-0-001-00 <b>Cadastral ID</b> 2140-002-005-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15456 DODD, JAMES M. & SHELLY A. DODD  722 KLINGER LAVERNE OK 73848-5001  <b>Parcel Location</b> <b>Situs</b> 00722 KLINGER <b>Subdivision</b> SHUMAN'S 1ST ADDN <b>Lot/Block</b> 0005 / 0002 <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					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.70634966 -99.89821557 SHUMANS ADD. BLOCK 2 LOTS W10' OF 5;E55' OF 6																																																																																																																				
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 160	 <p>2140-00-002-005-0-001-00 04/29/25</p>
Lot Count		
Units Buildable	4680	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,400.00 x .45 = 4,680	
Factor Value		
Adjustments		
Lot Value	4,680	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Plywood or Hardboard 50% Veneer, N
Base/Total Area	1,356 / 1,356
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	1960 / 63

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	88.54	Total Misc Impr	+ 549
Roofing Adj	+ 4.06	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 147,105
Heat/Cool Adj	+ 10.77	Depreciation ( 64%)	- 94,147
Plumbing Adj	+ 4.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,958
Adj Base Cost	= 108.08	Lot Value	+ 4,680
Total Area	x 1,356	Indicated Value	= 57,638
Adjusted Cost	= 146,556	Value Per SqFt	42.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,958		
Lot Value	4,680		
Indicated Value	57,638	42.51	Per SqFt
Agland Value			
Site Improvements	28,750		
Total Value	86,388	63.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6467	8x3	1960	24	22.87		549



Harper

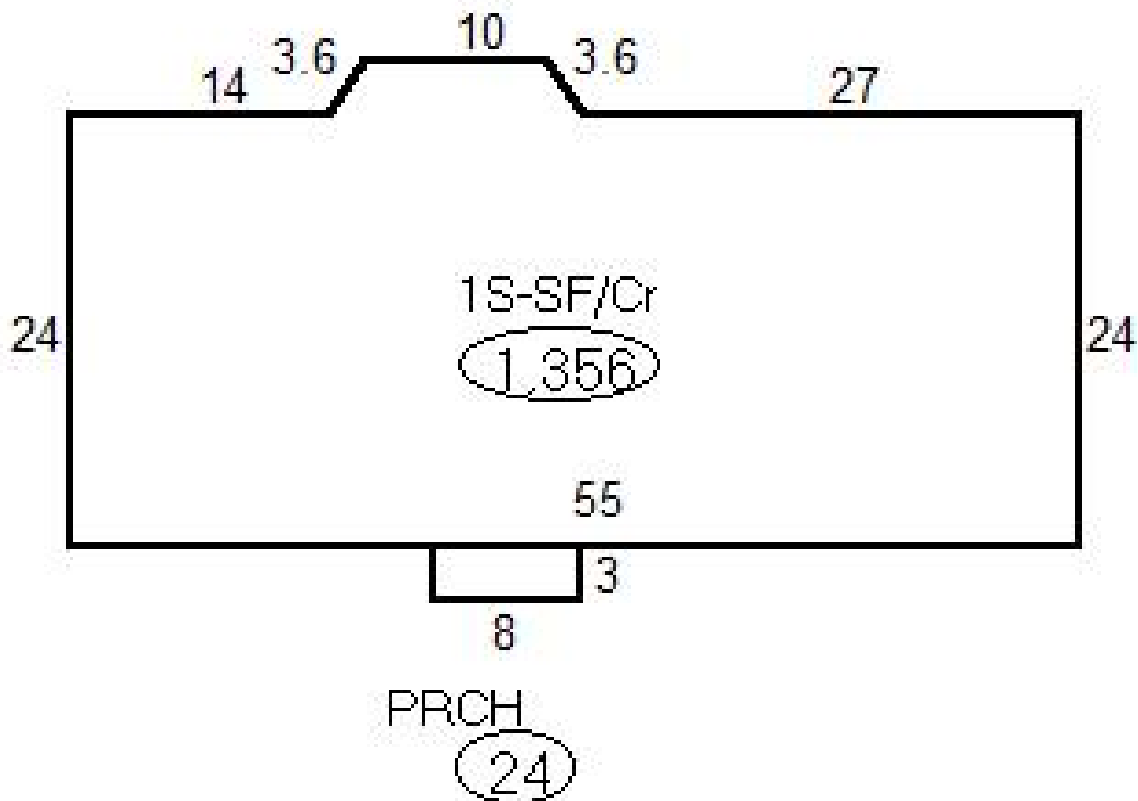
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Sketch Image

300006504



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	24	1.000	24
2	R	1	Crawl	20	1S-SF/Cr	1,356	1.000	1,356
<b>Total Building Area</b>						1,356		1,356



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x14x8		Formed Metal	336
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.36 x 336)	2,809		2,809	534	2,275
	SHDS	Shipping/Storage Container 2018	20x8x6			160
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.53 x 160)	3,605		3,605	1,334	2,271
	UTIL	Utility Building 3 Car Garage plus	50x30x10	Base	Formed Metal	1,500
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.87 x 1,500)	37,305		37,305	14,922	22,383
	LNT0	Lean To	20x8x6		Formed Metal	160
	Qual	3	Cond 3	Year 2009	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.98 x 160)	1,117		1,117	693	424
	PACN	Paving - Concrete Patio back yard	27x17x0			459
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 459)	1,914		1,914	1,531	383
	SHDS	Shed - Small	17x10x8		Composition Shingle	170
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.22 x 170)	3,607		3,607	2,886	721
	PACN	Paving - Concrete Drive Front	35x10x0			350
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 350)	1,463		1,463	1,170	293