



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 300006505 Parcel ID 2140-00-002-006-0-001-00 Cadastral ID 2140-002-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15457 WITCHEY, PATTY E. 726 KLINGER LAVERNE OK 73848-0000 Parcel Location Situs 00726 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>2140-00-002-006-0-001-00 04/29/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																															
Legal Description Lat/Long: 36.70779692 -99.90097888 SHUMANS ADD. BLOCK 2 LOTS W 5' OF 6; ALL OF 7																																																																																																																				
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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	64.5	x	160
Lot Count			
Units Buildable	4644		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,320.00	x	.45 = 4,644
Factor Value			
Adjustments			
Lot Value	4,644		



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Plywood or Hardboard 90% Veneer, N
Base/Total Area	1,188 / 1,188
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	3 / 1.0 /
Basement Area	
Garage Type	240 Carport - Shed Roof 1 Stalls
Remodel	ROOF -
Year/Eff Age	1959 / 74

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	38,594		
Lot Value	4,644		
Indicated Value	43,238	36.40	Per SqFt
Agland Value			
Site Improvements	1,460		
Total Value	44,698	37.62	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	95.34	Total Misc Impr	+ 1,553
Roofing Adj	+ 4.20	Garage Cost	+ 3,958
Subfloor Adj	+ 0.00	Total RCN	= 142,939
Heat/Cool Adj	+ 10.77	Depreciation (73%)	- 104,345
Plumbing Adj	+ 5.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 38,594
Adj Base Cost	= 115.68	Lot Value	+ 4,644
Total Area	x 1,188	Indicated Value	= 43,238
Adjusted Cost	= 137,428	Value Per SqFt	36.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6472	8x4		32	22.86		732
PATC	Slab Porch - Covered	8007	12x4		48	17.11		821



Harper

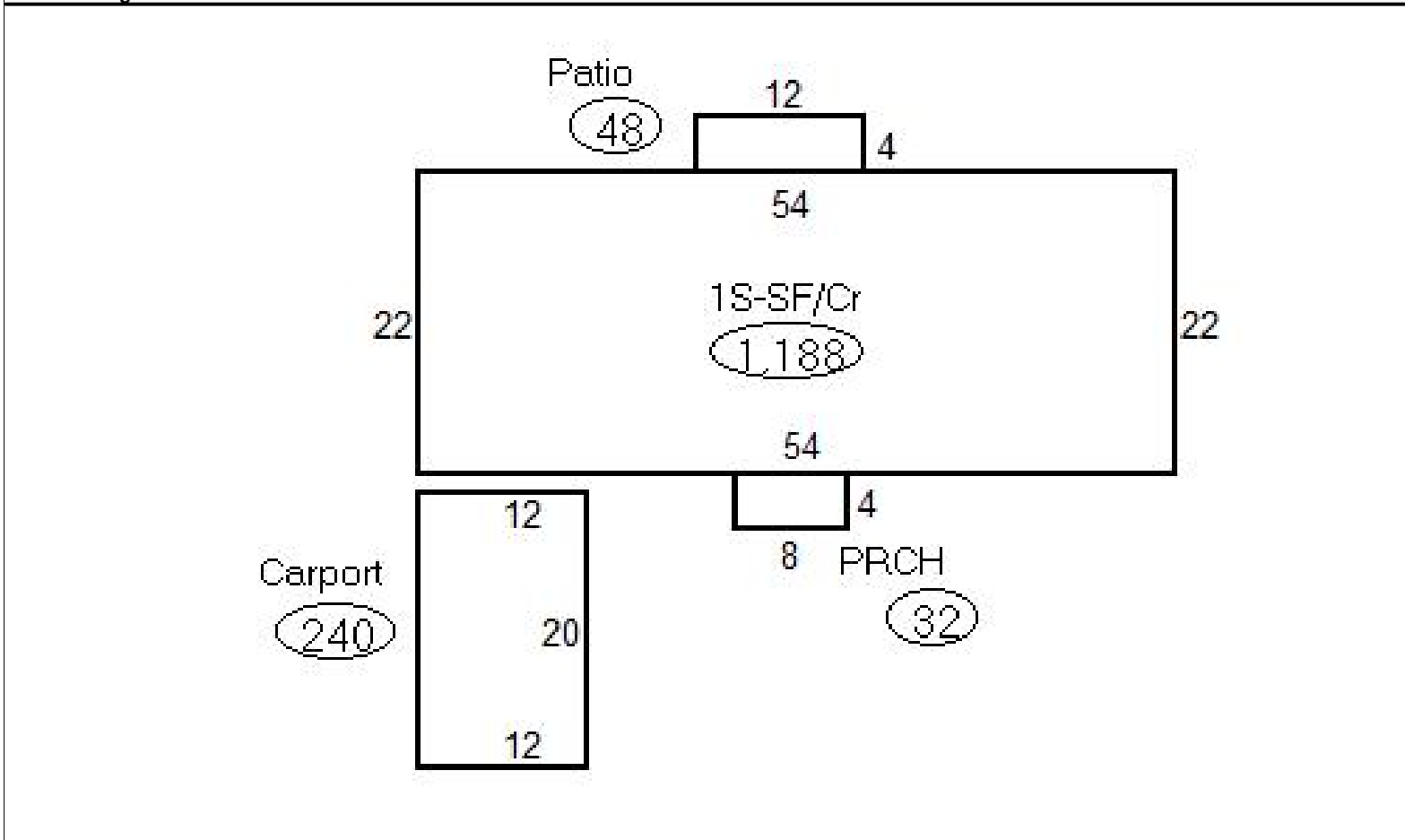
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Sketch Image

300006505



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	4		20	Carport	240	1.000	240
2	M	PRCH		20	PRCH	32	1.000	32
3	R	1	Crawl	20	1S-SF/Cr	1,188	1.000	1,188
4	M	PATC		20	Patio	48	1.000	48
Total Building Area						1,188		1,188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal Red/Wh	12x12x8	Base	Formed Metal	144		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD	
	Base Cost (22.09 x 144)		3,181		3,181	2,227	954	
	PACN	Paving - Concrete Drive Front	35x10x0			350		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.18 x 350)		1,463		1,463	1,170	293	
	PACN	Paving - Concrete Walk Back Yard	45x4x0			180		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.92 x 180)		1,066		1,066	853	213	