




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006520 Parcel ID 2142-00-001-008-0-001-00 Cadastral ID 2142-001-008-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25035 SCHICKEDANZ, JANET S. 825 KLINGER STREET LAVERNE OK 73848- Parcel Location Situs 00825 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0008 / 0001 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: 36.70825866 -99.89898653																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	72 x 135	<p>2142-00-001-008-0-001-00 04/29/25</p>
Lot Count		
Units Buildable	4374	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,720.00 x .45 = 4,374	
Factor Value		
Adjustments		
Lot Value	4,374	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Plywood or Hardboard 50% Veneer, N
Base/Total Area	1,092 / 1,092
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	368 Attached Garage - Unfinished
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	94.21	Total Misc Impr	+ 3,083
Roofing Adj	+ 4.33	Garage Cost	+ 10,864
Subfloor Adj	+ 0.00	Total RCN	= 139,680
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 94,982
Plumbing Adj	+ 5.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,698
Adj Base Cost	= 115.14	Lot Value	+ 4,374
Total Area	x 1,092	Indicated Value	= 49,072
Adjusted Cost	= 125,733	Value Per SqFt	44.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,698		
Lot Value	4,374		
Indicated Value	49,072	44.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	49,072	44.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6518	14x5		70	22.75		1,593
PATO	Slab Porch - Open	6520	16x10		160	9.31		1,490



Harper

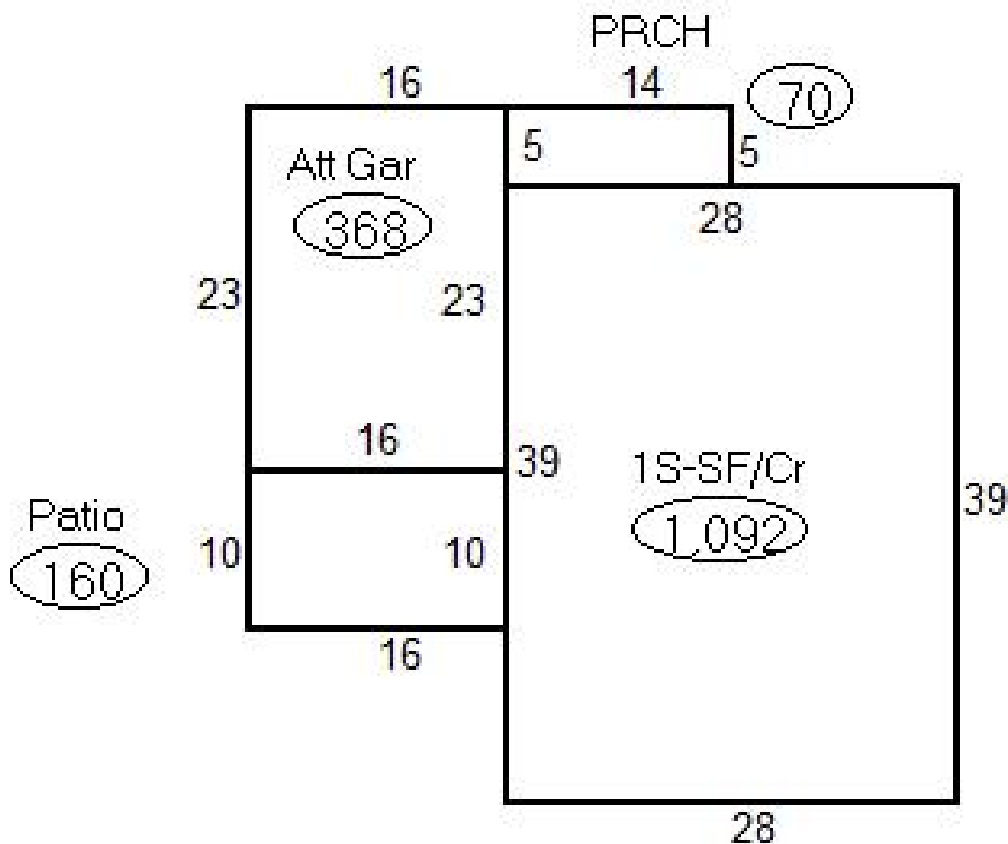
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Sketch Image

300006520



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,092	1.000	1,092
2	M	PRCH		20	PRCH	70	1.000	70
3	G	1		20	Att Gar	368	1.000	368
4	M	PATO		20	Patio	160	1.000	160
Total Building Area						1,092		1,092