



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:27
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Assessment Data					Primary Image																																																																																																																				
Account 300006521 Parcel ID 2142-00-001-009-0-001-00 Cadastral ID 2142-001-009-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15465 WETZEL, TIMOTHY ALAN & AMYJO KRISTEN WETZEL 821 KLINGER ST LAVERNE OK 73848-0000 Parcel Location Situs 00821 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0009 / 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: 36.70778475 -99.90190665 SHUMAN'S 2ND ADD BLOCK 1 LOT 9																																																																																																																									
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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	65	x	135
Lot Count			
Units Buildable	3949		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,775.00 x .45 = 3,949		
Factor Value			
Adjustments			
Lot Value	3,949		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Siding, Vinyl 12% Veneer, Masonry
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	2 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	REFRESH -
Year/Eff Age	1975 / 46

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	65,148		
Lot Value	3,949		
Indicated Value	69,097	50.36	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	70,925	51.69	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	86.09	Total Misc Impr	+ 1,930
Roofing Adj	+ 4.76	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 132,956
Heat/Cool Adj	+ 0.00	Depreciation (51%)	- 67,808
Plumbing Adj	+ 4.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 65,148
Adj Base Cost	= 95.50	Lot Value	+ 3,949
Total Area	x 1,372	Indicated Value	= 69,097
Adjusted Cost	= 131,026	Value Per SqFt	50.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6522	17x5		85	22.71		1,930



Harper

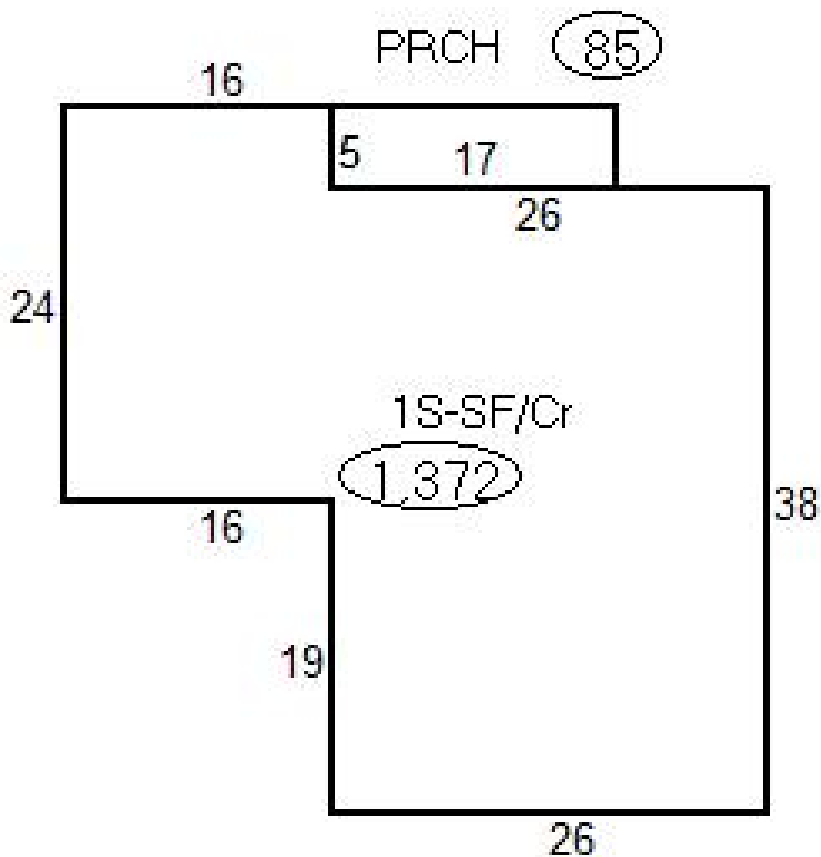
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Sketch Image

300006521



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,372	1.000	1,372
2	M	PRCH		20	PRCH	85	1.000	85
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	12x10x0			120
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ 0% Func)	RCNLD
	Base Cost (22.67 x 120)	2,720		2,720	1,550	1,170
	PACN	Paving - Concrete DRIVEWAY	40x20x0			800
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.11 x 800)	3,288		3,288	2,630	658