



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 300006525 Parcel ID 2142-00-001-013-0-001-00 Cadastral ID 2142-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15469 DUDLEY, KENNETH G. & JEANNIE DUDLEY 805 KLINGER ST LAVERNE OK 73848-0000 Parcel Location Situs 00805 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0013 / 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>																																																																																																																				
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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		



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Stucco 5% Veneer, Masonry
Base/Total Area	1,346 / 1,346
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,346
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1958 / 58

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	58,218		
Lot Value	3,949		
Indicated Value	62,167	46.19	Per SqFt
Agland Value			
Site Improvements	4,996		
Total Value	67,163	49.90	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.69	Total Misc Impr	+ 2,869
Roofing Adj	+ 4.78	Garage Cost	+
Subfloor Adj	+ -1.96	Total RCN	= 145,545
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 87,327
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,218
Adj Base Cost	= 106.00	Lot Value	+ 3,949
Total Area	x 1,346	Indicated Value	= 62,167
Adjusted Cost	= 142,676	Value Per SqFt	46.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6537	14x12		168	9.24		1,552
PATC	Patio - Covered	6539	11x7		77	17.11		1,317



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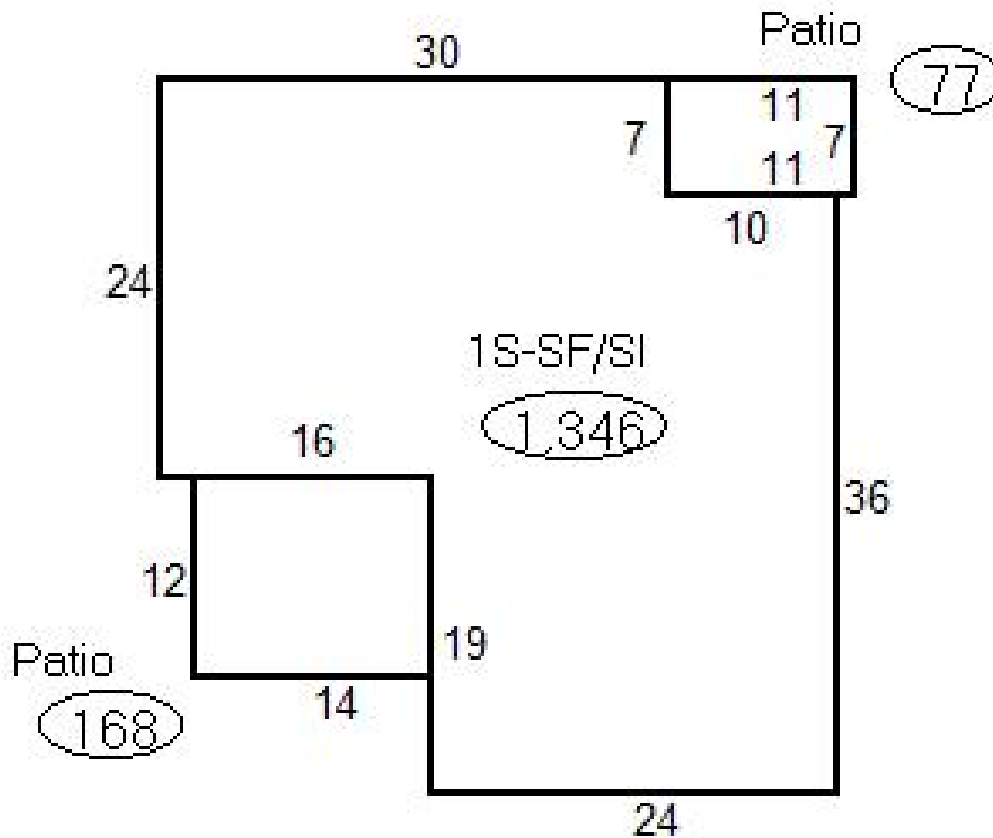
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Sketch Image

300006525



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Patio	168	1.000	168
2	R	1	Slab	20	1S-SF/Sl	1,346	1.000	1,346
3	M	PATC		20	Patio	77	1.000	77
Total Building Area						1,346		1,346



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal N Side Adt.	10x9x6		Galvanized Metal	90
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (23.51 x 90)		2,116		2,116	402	1,714
	SHDS	Yard Shed - Metal	8x4x7	Base	Galvanized Metal	32
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (30.06 x 32)		962		962	221	741
	PACN	Paving - Concrete / Kennel	36x12x0			432
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 432)		1,801		1,801	1,441	360
	SHDS	Shed, Metal	36x14x6	Base	Galvanized Metal	504
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (16.36 x 504)		8,245		8,245	6,431	1,814
	PACN	Paving - Concrete Drive	44x10x0			440
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 440)		1,835		1,835	1,468	367