




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 300006528 Parcel ID 2142-00-002-002-0-001-00 Cadastral ID 2142-002-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15171 ROGERS, LARRY W. AND SHELLAINE S. ROGERS 17923 E 28 RD MAY OK 73851-0000 Parcel Location Situs 00806 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0002 / 0002 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: 36.70734889 -99.89966795 SHUMAN'S 2ND ADD. BLOCK 2 LOT 2 BOOK 794 PAGE 294 (DEATH OF LIFE TENANT)																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 155	
Lot Count		
Units Buildable	4534	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,075.00 x .45 = 4,534	
Factor Value		
Adjustments		
Lot Value	4,534	

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	1,609 / 1,609
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,609
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	720 Detached 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	82.82	Total Misc Impr	+ 7,202
Roofing Adj	+ 3.90	Garage Cost	+ 23,862
Subfloor Adj	+ -1.86	Total RCN	= 191,304
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 130,087
Plumbing Adj	+ 3.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,217
Adj Base Cost	= 99.59	Lot Value	+ 4,534
Total Area	x 1,609	Indicated Value	= 65,751
Adjusted Cost	= 160,240	Value Per SqFt	40.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,217		
Lot Value	4,534		
Indicated Value	65,751	40.86	Per SqFt
Agland Value			
Site Improvements	3,361		
Total Value	69,112	42.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6550	8x5		40	22.83		913
PATO	Slab Porch - Open	6552	18x10		180	9.15		1,647
CPDT	Carport - Detached	6554	24x20		480	9.67		4,642



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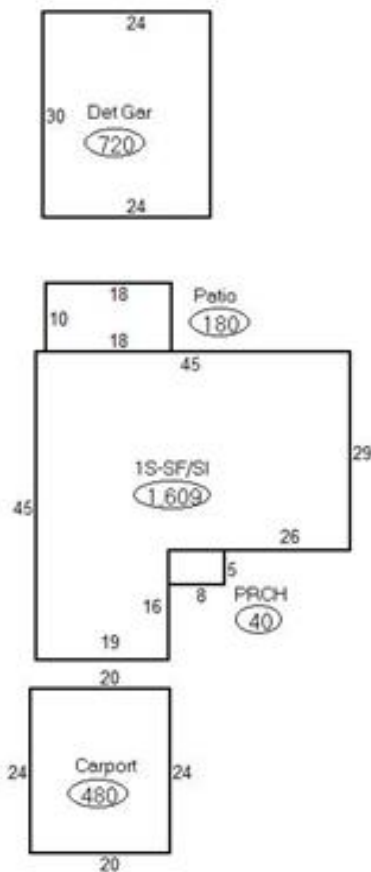
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Sketch Image

300006528



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	40	1.000	40
2	R	1	Slab	20	1S-SF/SI	1,609	1.000	1,609
3	M	PATO		20	Patio	180	1.000	180
4	G	2		20	Det Gar	720	1.000	720
5	G	3		20	Carport	480	1.000	480
Total Building Area						1,609		1,609



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood 2018	12x8x8		Formed Metal	96
	Qual	3	Cond 3	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ 0% Func)	RCNLD
	Base Cost (23.66 x 96)	2,271		2,271	840	1,431
 <small>2142-00-002-0-001-00 6528 05/27/2021</small>	SHDS	Shed - Metal S of Garage	6x8x0		Galvanized Metal	48
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (31.65 x 48)	1,519		1,519	714	805
 <small>2142-00-002-0-001-00 6528 05/27/2021</small>	SHDS	Yard Shed - Metal	6x8x8		Formed Metal	48
	Qual	3	Cond 2	Year 1995	Eff Age 37	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (33.90 x 48)	1,627		1,627	1,302	325
	PACN	Paving - Concrete Drive	49x20x0			980
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.08 x 980)	3,998		3,998	3,198	800