




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:59
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Assessment Data					Primary Image																																																																																																																				
Account 300006550 Parcel ID 2143-00-002-007-0-001-00 Cadastral ID 2143-002-007-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25609 OWENS, MICHAEL P O BOX 122 LAVERNE OK 73848- Parcel Location Situs 00113 ROBIN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0007 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERNE - 1-LAVERNE					 <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.70831655 -99.90105855 SHUMAN'S 3RD ADD. BLOCK 2 LOTS 7 LESS N 16'AND LOT 9 LESS S 7' BOOK 783 PAGE 644																																																																																																																									
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	131.86 x 132.4	
Lot Count		
Units Buildable	7856	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,458.26 x .45 = 7,856	
Factor Value		
Adjustments		
Lot Value	7,856	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,810 / 1,810
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	528 Total, 506 Partition
Garage Type	528 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1960 / 41



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	85.01	Total Misc Impr	+ 25,039
Roofing Adj	+ 3.86	Garage Cost	+ 12,086
Subfloor Adj	+ 0.00	Total RCN	= 247,700
Heat/Cool Adj	+ 10.77	Depreciation (47%)	- 116,419
Plumbing Adj	+ 5.41	Lump Sums	+ 0
Basement Adj	+ 11.29	RCNLD	= 131,281
Adj Base Cost	= 116.34	Lot Value	+ 7,856
Total Area	x 1,810	Indicated Value	= 139,137
Adjusted Cost	= 210,575	Value Per SqFt	76.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,281		
Lot Value	7,856		
Indicated Value	139,137	76.87	Per SqFt
Agland Value			
Site Improvements	1,713		
Total Value	140,850	77.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6633	30x14	2010	420	38.56		16,195
RSPC	Raised Slab Porch - Covered	6636	32x7	1980	224	39.48		8,844



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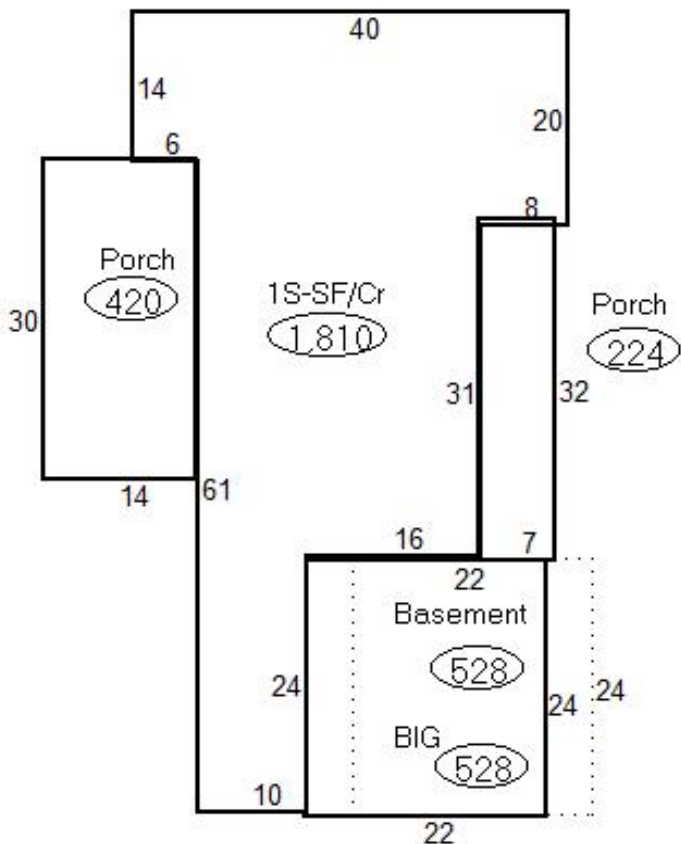
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Sketch Image

300006550



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	420	1.000	420
2	G	8		20	BIG	528	1.000	528
3	B			20	Basement	528	1.000	528
4	M	RSPC		20	Porch	224	1.000	224
5	R	1	Crawl	20	1S-SF/Cr	1,810	1.000	1,810
Total Building Area						1,810		1,810



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open -Quarter Circle	8x8x8	Concrete		64
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (9.78 x 64)		626		626	357
	PACN	DRIVEWAY	44x24x0	Concrete		1,056
	Qual 4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.10 x 1,056)		5,386		5,386	4,309
	PACN	SIDEWALK	70x5x0	Concrete		350
	Qual 4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.24 x 350)		1,834		1,834	1,467