



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 300006556 Parcel ID 2143-00-003-001-0-001-00 Cadastral ID 2143-003-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25771 JLK LIVING TRUST (THE) JIM SHAFFER & LANA MARIE (TRUSTEES) P O BOX 617 BUFFALO OK 73848- Parcel Location Situs 00114 ROBIN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERNE - 1-LAVERNE					<p>2143-00-003-001-0-001-00 04/29/25</p>																																																																																																															
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	79.25 x 132.75	
Lot Count		
Units Buildable	4734	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,520.43 x .45 = 4,734	
Factor Value		
Adjustments		
Lot Value	4,734	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,944 / 1,944
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	
Garage Type	575 Built-In Garage
Remodel	REFRESH -
Year/Eff Age	1960 / 59

HOUSE	4/30/2025
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	87.66	Total Misc Impr	+ 6,029
Roofing Adj	+ 3.83	Garage Cost	+ 12,908
Subfloor Adj	+ 0.00	Total RCN	= 227,528
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 138,792
Plumbing Adj	+ 5.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,736
Adj Base Cost	= 107.30	Lot Value	+ 4,734
Total Area	x 1,944	Indicated Value	= 93,470
Adjusted Cost	= 208,591	Value Per SqFt	48.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,736		
Lot Value	4,734		
Indicated Value	93,470	48.08	Per SqFt
Agland Value			
Site Improvements	13,590		
Total Value	107,060	55.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6657	6x5	1960	30	40.40		1,212
PATC	Patio - Covered	6659	31x12	1995	372	12.95		4,817



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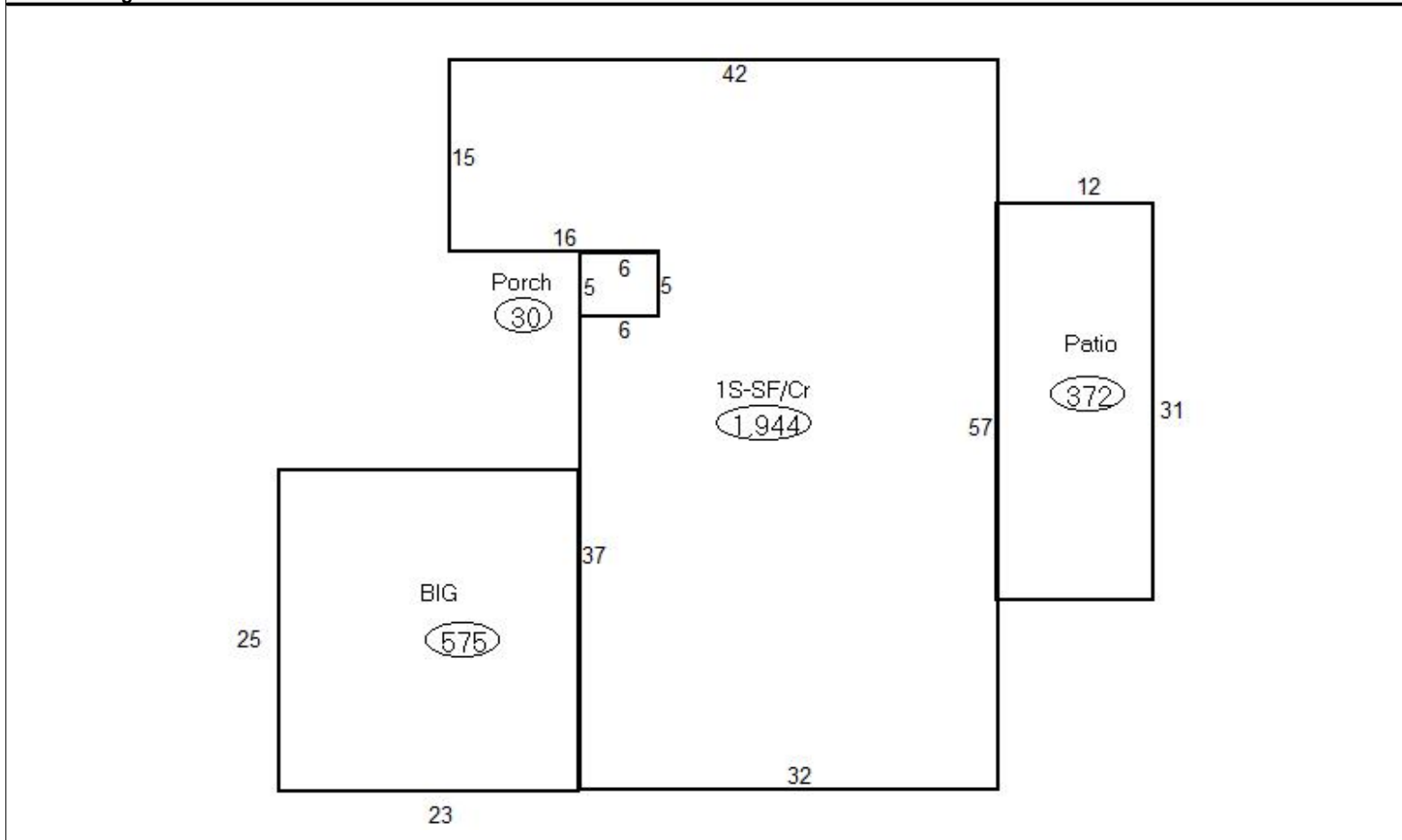
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		13	Porch	30	1.000	30
2	G	8		13	BIG	575	1.000	575
3	M	PATC		13	Patio	372	1.000	372
4	R	1	Crawl	13	1S-SF/Cr	1,944	1.000	1,944
Total Building Area						1,944		1,944



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	40x22x0	Concrete		880
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
	Base Cost (4.10 x 880)	3,608		3,608	2,670	938
	PACN	Paving - Concrete / EQ. SHED DRIVEWAY	14x20x0	Concrete		280
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
	Base Cost (4.48 x 280)	1,254		1,254	928	326
	UTIL	Utility Building	26x22x12	Concrete	Formed Metal	572
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 572)	15,736		15,736	4,406	11,330
	PATC	Patio - Covered / EQ. SHED PATIO	20x6x10	Concrete	Formed Metal	120
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (15.51 x 120)	1,861		1,861	1,042	819
	PACN	Paving - Concrete / SIDEWALK	25x4x0	Concrete		100
	Qual	4	Cond 4	Year 1970	Eff Age 45	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.86 x 100)	886		886	709	177