



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 300006562 Parcel ID 2150-00-001-001-0-001-00 Cadastral ID 2150-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15499 BOND, CHARLES C. & DIANE TRUST CHARLES C. BOND & DIANE BOND-TRUSTEES P O BOX 556 LAVERNE OK 73848-0000 Parcel Location Situs 00702 S TEXAS Subdivision SOUTH PARK ADDN Lot/Block 0001 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-001-001-0-001-00 6562 04/12/22</p> <p>2 HOUSE 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.69156647 -99.88651540 SOUTH PARK ADD BLOCK 1 LOTS 1-2; E 55 FT OF LOT 3 CHARLES C. & DIANE BOND TRUST																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	13265	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	26,529.00 x .50 = 13,265	
Factor Value		
Adjustments		
Lot Value	13,265	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	3,716 / 3,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,178 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1962 / 64

2 HOUSE 4/14/2022

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	77.48	Total Misc Impr	+ 970
Roofing Adj	+ 3.86	Garage Cost	+ 37,459
Subfloor Adj	+ 0.00	Total RCN	= 390,520
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 253,838
Plumbing Adj	+ 2.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,682
Adj Base Cost	= 94.75	Lot Value	+ 13,265
Total Area	x 3,716	Indicated Value	= 149,947
Adjusted Cost	= 352,091	Value Per SqFt	40.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,682		
Lot Value	13,265		
Indicated Value	149,947	40.35	Per SqFt
Agland Value			
Site Improvements	36,042		
Total Value	185,989	50.05	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	6681	6x4		24	40.43	970



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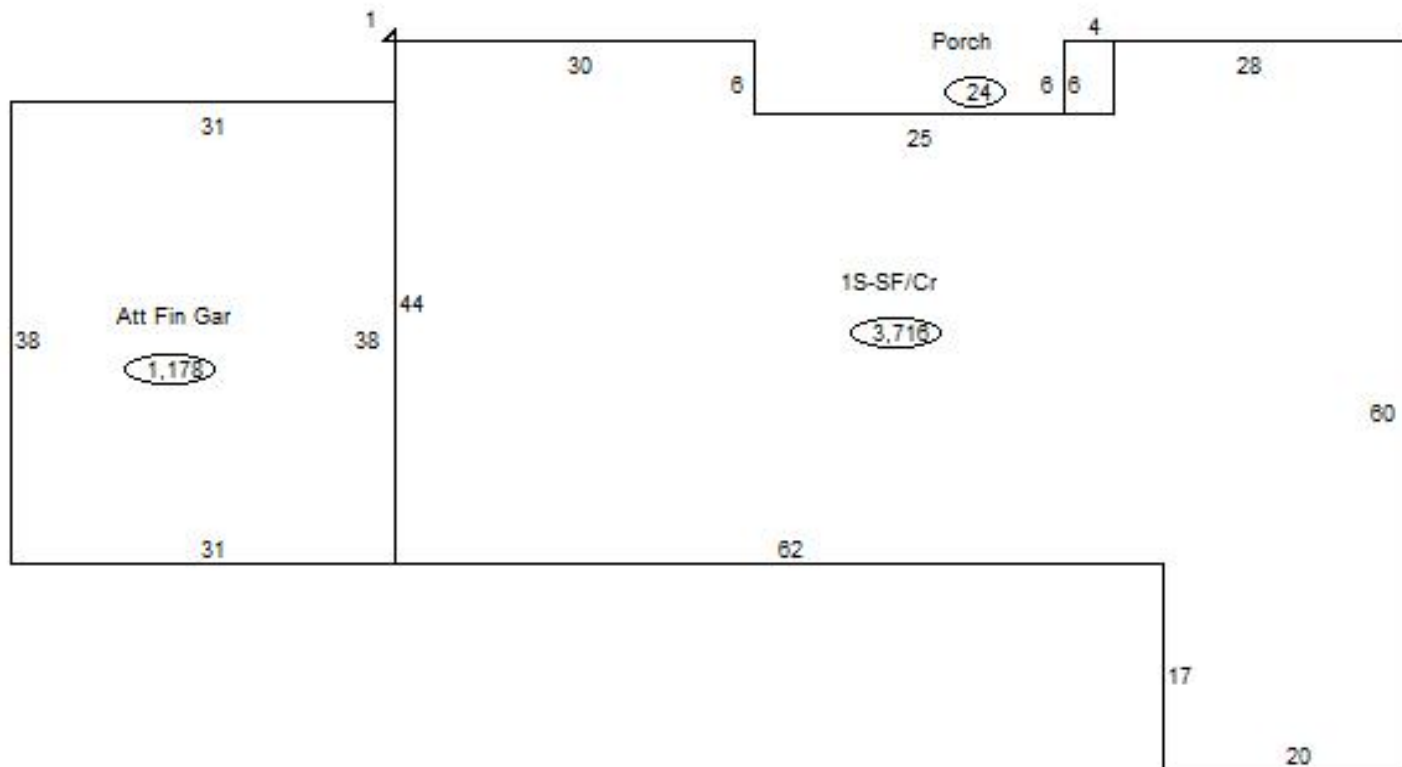
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	24	1.000	24
2	R	1	Crawl	20	1S-SF/Cr	3,716	1.000	3,716
3	G	5		20	Att Fin Gar	1,178	1.000	1,178
Total Building Area						3,716		3,716



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF Qual 3	Carport - Detached 3 SIDES Cond 3	30x29x14 Year 1995	Eff Age 31	Galvanized Metal	870
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)		RCNLD
Base Cost (5.65 x 870)		4,916		4,916		1,082
	PACN Qual 3	Paving - Concrete / UNDER CARPORT Cond 3	30x29x0 Year 1995	Eff Age 31		870
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.10 x 870)		3,567		3,567		713
	SHDS Qual 3	Yard Shed - Wood Cond 3	26x16x0 Year 1990	Eff Age 36	Wood Shingle	416
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (17.33 x 416)		7,209		7,209		1,442
	UTIL Qual 4	Utility Bldg Cond 4	63x41x12 Year 1985	Eff Age 33	Formed Metal	2,583
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (26.19 x 2,583)		67,649		67,649		27,736
	WODC Qual 3	Wood Deck - Covered Cond 3	41x18x8 Year 1985	Eff Age 41	Composition Roll	738
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (23.94 x 738)		17,668		17,668		3,534
	PACN Qual 3	Paving - Concrete Driveway Cond 3	38x10x0 Year 1962	Eff Age 64		380
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.18 x 380)		1,588		1,588		318
	PACN Qual 3	Paving - Concrete Sidewalk NORTH Cond 3	96x3x0 Year 1962	Eff Age 64		288
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.36 x 288)		1,256		1,256		251



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Back of House	86x9x0			774
	Qual 3	Cond 3	Year 1962	Eff Age 64		
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.11 x 774)		3,181		3,181	2,545	636
PACN		Paving - Concrete / EAST SIDEWALK	61x3x0			183
Qual 3	Cond 3	Year 1962		Eff Age 64		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.87 x 183)		1,074		1,074	859	215
PACN		Paving - Concrete / SMALL SOUTH	26x3x0			78
Qual 3	Cond 3	Year 1962		Eff Age 64		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (7.39 x 78)		576		576	461	115