



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006572 Parcel ID 2150-00-001-017-0-001-00 Cadastral ID 2150-001-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 14296 RFH FAMILY PROPERTIES, INC. 116 EAST MAIN WOODWARD OK 73801-0000 Parcel Location Situs 00406 EIGHTH ST Subdivision SOUTH PARK ADDN Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70264044 -99.89506343 SOUTH PARK ADD. BLOCK 1 LOT 17										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																						
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	75 x 120	
Lot Count		
Units Buildable	4500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .50 = 4,500	
Factor Value		
Adjustments		
Lot Value	4,500	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,434 / 1,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1976 / 53

3 HOUSE 4/14/2022

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	82.25	Total Misc Impr	+ 4,501
Roofing Adj	+ 3.42	Garage Cost	+ 0
Subfloor Adj	+ 1.55	Total RCN	= 148,145
Heat/Cool Adj	+ 9.17	Depreciation (60%)	- 88,887
Plumbing Adj	+ 3.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 59,258
Adj Base Cost	= 100.17	Lot Value	+ 4,500
Total Area	x 1,434	Indicated Value	= 63,758
Adjusted Cost	= 143,644	Value Per SqFt	44.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,258		
Lot Value	4,500		
Indicated Value	63,758	44.46	Per SqFt
Agland Value			
Site Improvements	458		
Total Value	64,216	44.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6719	10x4		40	33.65		1,346
PATC	Patio - Covered	6720	21x11		231	13.66		3,155



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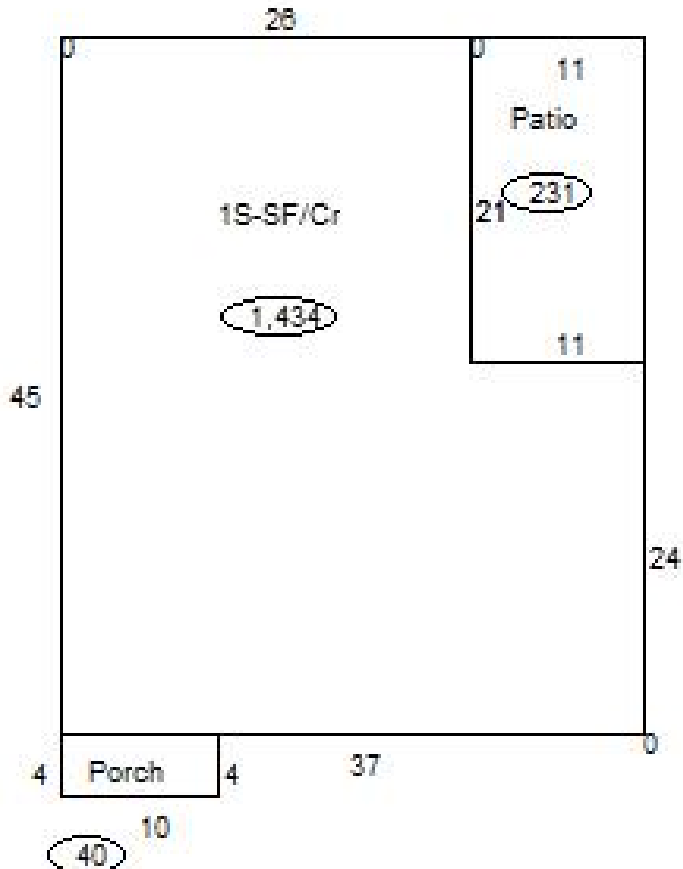
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,434	1.000	1,434
2	M	RSPC		20	Porch	40	1.000	40
3	M	PATC		20	Patio	231	1.000	231
Total Building Area						1,434		1,434



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Sidewalk	24x3x0			72	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.47 x 72)	538		538	430	108
	PACN	Paving - Concrete Driveway	35x12x0			420	
	Qual	3	Cond 3	Year 1980	Eff Age 46		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 420)	1,751		1,751	1,401	350