



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006584 <b>Parcel ID</b> 2150-00-002-012-0-001-00 <b>Cadastral ID</b> 2150-002-012-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15513 MCLAURINE, WILLIAM LEE & PATRECE ANN MCLAURINE  PO BOX 802 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00930 COLORADO DR <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0012 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70588136 -99.89841208 SOUTH PARK ADD. BLOCK 2 ALL OF LOT 12; N 60' OF LOT 13 S 30' OF LOT 11										<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																						
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count	0		
Units Buildable	9900		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	19,800.00 x .50 = 9,900		
Factor Value			
Adjustments			
Lot Value	9,900		



4 SHED

4/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,240
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,140 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 37

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	165,469		
Lot Value	9,900		
Indicated Value	175,369	78.29	Per SqFt
Agland Value			
Site Improvements	3,959		
Total Value	179,328	80.06	Total Value Per SqFt

### Cost Approach

Cost Approach		Manual :	
Base Cost	89.39	Total Misc Impr	+ 15,567
Roofing Adj	+ 4.25	Garage Cost	+ 36,134
Subfloor Adj	+ -2.75	Total RCN	= 295,480
Heat/Cool Adj	+ 12.33	Depreciation ( 44%)	- 130,011
Plumbing Adj	+ 5.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,469
Adj Base Cost	= 108.83	Lot Value	+ 9,900
Total Area	x 2,240	Indicated Value	= 175,369
Adjusted Cost	= 243,779	Value Per SqFt	78.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,476.90		5,477
RSPC	Raised Slab Porch - Covered	6754	8x4		32	44.30		1,418
PRCH	Slab Porch - Covered	6756	30x12		360	24.09		8,672



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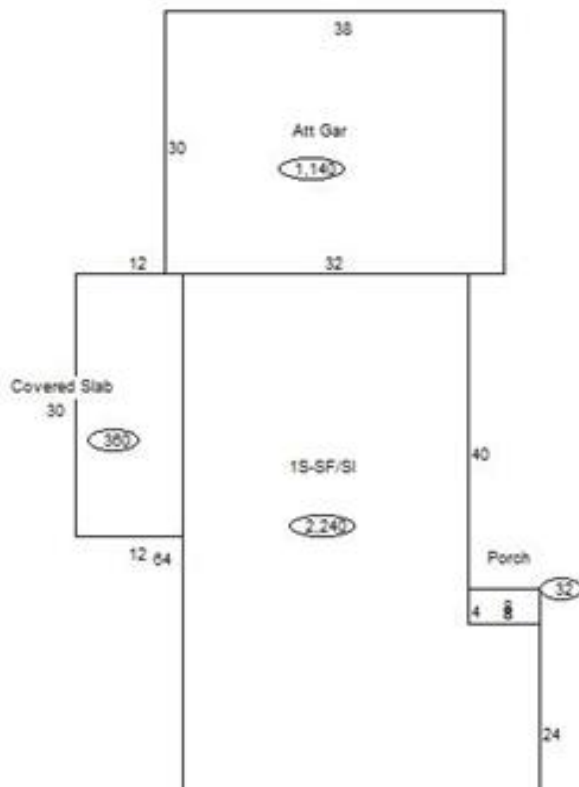
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Sketch Image

300006584



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	32	1.000	32
2	R	1	Slab	20	1S-SF/Sl	2,240	1.000	2,240
3	M	PRCH		20	Covered Slab	360	1.000	360
4	G	1		20	Att Gar	1,140	1.000	1,140
<b>Total Building Area</b>						<b>2,240</b>		<b>2,240</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	20x15x12	Base	Formed Metal	300		
	Qual	3	Cond	3	Year	2011	Eff Age	15
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (18.96 x 300)		5,688			5,688	2,901	2,787	
	PACN	Paving - Concrete Shed	0x0x0			131		
	Qual	3	Cond	3	Year	2011	Eff Age	15
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (6.62 x 131)		867			867	685	182	
	PACN	Paving - Concrete driveway	44x24x0			1,056		
	Qual	3	Cond	3	Year	1990	Eff Age	36
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (4.07 x 1,056)		4,298			4,298	3,438	860	
	PACN	Paving - Concrete Sidewalk	30x3x0			90		
	Qual	3	Cond	3	Year	1990	Eff Age	36
				0				
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (7.21 x 90)		649			649	519	130	