




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 300006588 Parcel ID 2150-00-002-015-0-001-00 Cadastral ID 2150-002-015-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 13128 BAGGS, JONATHAN J. & SHANDY L. BAGGS P O BOX 36 LAVERNE OK 73848-0000 Parcel Location Situs 00940 COLORADO DR Subdivision SOUTH PARK ADDN Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTH PARK School District 1-LAVERNE - 1-LAVERNE					 <p>HOUSE 4/14/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.70177089 -99.89753843 SOUTH PARK ADD BLOCK 2 LOT A TRACT 120' X 145' IN 15																																																																																																																								
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	120 x 145	
Lot Count		
Units Buildable	8700	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,400.00 x .50 = 8,700	
Factor Value		
Adjustments		
Lot Value	8,700	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,196 / 2,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,196
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	UPDATED -
Year/Eff Age	1998 / 22

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	85.11	Total Misc Impr	+ 9,192
Roofing Adj	+ 3.72	Garage Cost	+
Subfloor Adj	+ -1.76	Total RCN	= 233,843
Heat/Cool Adj	+ 10.77	Depreciation (26%)	- 60,799
Plumbing Adj	+ 4.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,044
Adj Base Cost	= 102.30	Lot Value	+ 8,700
Total Area	x 2,196	Indicated Value	= 181,744
Adjusted Cost	= 224,651	Value Per SqFt	82.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,044		
Lot Value	8,700		
Indicated Value	181,744	82.76	Per SqFt
Agland Value			
Site Improvements	63,168		
Total Value	244,912	111.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Cnc. Pav Cls C	0	81x18		1,458	4.01		5,847
PACN	Cnc. Pav Cls C	0	31x22		682	4.13		2,817
PATO	Slab Porch - Open	6767	9x6		54	9.78		528



Harper

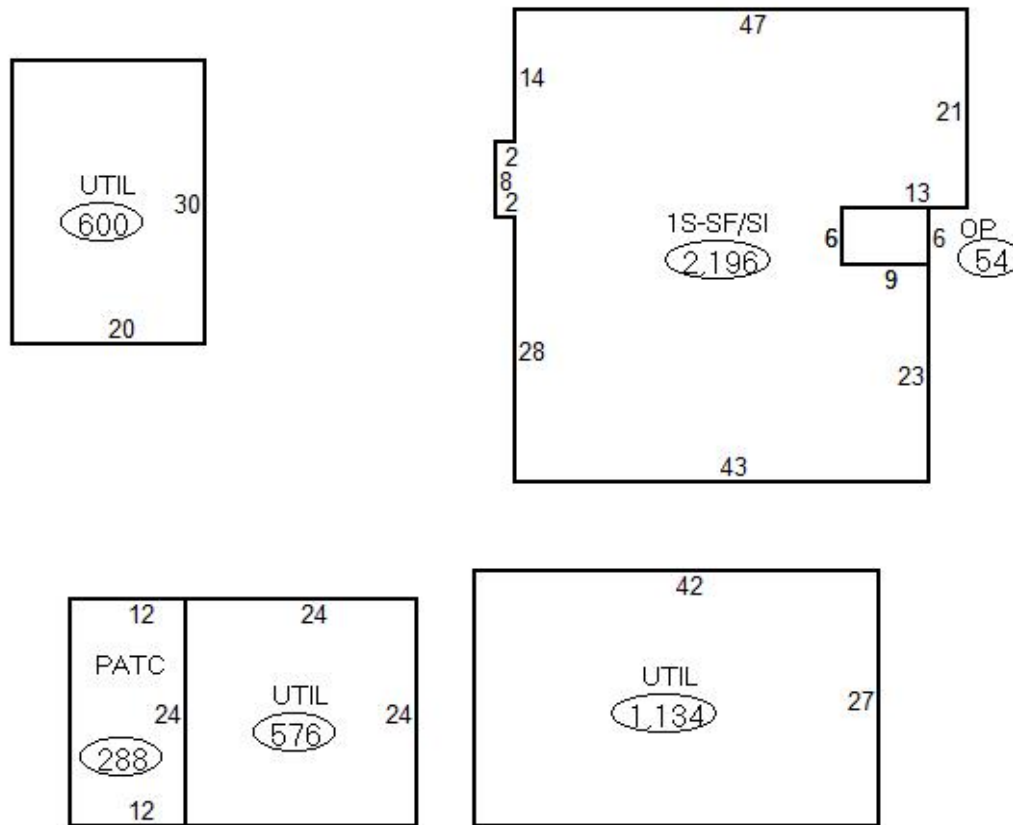
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	OP	54	1.000	54
2	O	UTIL		20	UTIL	1,134	1.000	1,134
3	O	UTIL		20	UTIL	576	1.000	576
4	O	PATC		20	PATC	288	1.000	288
5	O	UTIL		20	UTIL	600	1.000	600
6	R	1	Slab	20	1S-SF/SI	2,196	1.000	2,196
Total Building Area						2,196		2,196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building NW CORNER	30x20x10	Concrete	Formed Metal	600		
	Qual	4	Cond	4	Year	2021	Eff Age	4
	Warm & Cooled Air		Total Area		0.5	3		
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD	
Base Cost (31.46 x 600)		18,876	3	18,879	1,322	17,557		
	PACN	Paving - Concrete Back Yard Estimated	30x18x0			540		
	Qual	3	Cond	3	Year	2020	Eff Age	6
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 540)		2,246		2,246	719	1,527	
	UTIL	Utility LG 2013 Dbl Garage	42x27x10	Concrete	Formed Metal	1,134		
	Qual	4	Cond	4	Year	2013	Eff Age	10
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ 0% Func)	RCNLD	
	Base Cost (30.80 x 1,134)		34,927		34,927	6,985	27,942	
	PATC	CovPatio Cls C ON METAL BLDG	24x11.5x8			288		
	Qual	3	Cond	3	Year	2012	Eff Age	14
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ 0% Func)	RCNLD	
	Base Cost (12.84 x 288)		3,698		3,698	2,108	1,590	
	SHDS	Yard Shed - Wood	12x10x8		Composition Shingle	120		
	Qual	4	Cond	4	Year	2010	Eff Age	13
	Valuation Summary		Modifier Total		RCN	Depr (47% Phys/ % Func)	RCNLD	
	Base Cost (24.23 x 120)		2,908	0	2,908	1,367	1,541	
	PACN	Paving - Concrete South	20x80x0			1,600		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.99 x 1,600)		6,384	0	6,384	5,107	1,277	
	PACN	Paving - Concrete Driveway East	30x18x0			540		
	Qual	3	Cond	3	Year	2003	Eff Age	23
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.16 x 540)		2,246		2,246	1,797	449	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt L Shaped	220x18x0			3,960
	Qual 3	Cond 3	Year 2003	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (2.58 x 3,960)	10,217		10,217	2,043



UTIL	Utility Bldg West	24x24x8	Concrete	Formed Metal	576
Qual 4	Cond 4	Year 2001	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ 0% Func)	RCNLD
Base Cost (31.46 x 576)	18,121		18,121	9,242