



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:24:47  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006601 <b>Parcel ID</b> 2150-00-003-016-0-001-00 <b>Cadastral ID</b> 2150-003-016-00-0-001-00 <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> 15527 DAVIS, RICKY S. & L. DIANE DAVIS  828 KANSAS DRIVE LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00828 KANSAS DR <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0016 / 0003 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.70157436 -99.89470176																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	150 x 120	
Lot Count		
Units Buildable	9000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	18,000.00 x .50 = 9,000	
Factor Value		
Adjustments		
Lot Value	9,000	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	2,235 / 2,235
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	780 Attached Garage - Finished
Remodel	
Year/Eff Age	1971 / 44

1 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	84.89	Total Misc Impr	+ 18,893
Roofing Adj	+ 3.71	Garage Cost	+ 24,803
Subfloor Adj	+ 0.00	Total RCN	= 275,600
Heat/Cool Adj	+ 10.77	Depreciation ( 49%)	- 135,044
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,556
Adj Base Cost	= 103.76	Lot Value	+ 9,000
Total Area	x 2,235	Indicated Value	= 149,556
Adjusted Cost	= 231,904	Value Per SqFt	66.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,556		
Lot Value	9,000		
Indicated Value	149,556	66.92	Per SqFt
Agland Value			
Site Improvements	19,515		
Total Value	169,071	75.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	6828	26x5		130	39.92		5,190
RSPC	Raised Slab Porch - Covered	6829	226		226	39.47		8,920





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	35x16x0			560
	Qual 4	Cond 4	Year 2023	Eff Age	2	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.18 x 560)		5,141			5,141	514
						4,627
	PATO	Patio - Open	26x18x0			468
	Qual 3	Cond 3	Year 2000	Eff Age	26	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.33 x 468)		3,430			3,430	2,470
						960
	GRDT	Garage - Detached	24x22x10	Concrete	Formed Metal	528
	Qual 4	Cond 4	Year 1990	Eff Age	29	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (48.82 x 528)		25,777			25,777	14,693
						11,084
	PACN	Paving - Concrete / Small Driveway	44x10x0			440
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.17 x 440)		1,835			1,835	1,468
						367
	PACN	Paving - Concrete / Driveway by Garages	55x32x0			1,760
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.96 x 1,760)		6,970			6,970	5,576
						1,394
	PACN	Paving - Concrete / Be D. Garage	8x5x0			40
	Qual 3	Cond 3	Year 1990	Eff Age	36	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.93 x 40)		317			317	254
						63
	PACN	Paving - Concrete / Front Driveway	52x18x0			936
	Qual 3	Cond 3	Year 1971	Eff Age	55	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.09 x 936)		3,828			3,828	3,062
						766



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Sidewalk	26x3x0			78
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1971	<b>Eff Age</b> 55		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.39 x 78)		576		576	461	115
PACN	Paving - Concrete / Sidewalk		11x6x0			66
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1971	<b>Eff Age</b> 55			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.56 x 66)		499		499	399	100
PACN	Paving - Concrete / Sidewalk		8x3x0			24
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1971	<b>Eff Age</b> 55			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.15 x 24)		196		196	157	39