



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 300006615 Parcel ID 2150-00-004-013-0-001-00 Cadastral ID 2150-004-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15538 DEAL, LAWRENCE L. REV. TRUST AND DIXIE C. DEAL REV. TRUST P O BOX 164 LAVERNE OK 73848-0000 Parcel Location Situs 00816 MISSOURI DR Subdivision SOUTH PARK ADDN Lot/Block 0013 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTH PARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-004-013-0-001-00 6615 04/12/22</p> <p>1 HOUSE 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70015650 -99.89699567 SOUTH PARK ADD. BLOCK 4 LOT 13 LAWRENCE DECEASED 11/6/2025																																																																																																																									
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Lot Data		Square-Foot - SOUTHPARK ADD	
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		



1 HOUSE 4/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.85 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	352 Carport - Shed Roof
Remodel	PARTIAL -
Year/Eff Age	1968 / 39

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	85.41	Total Misc Impr	+ 15,444
Roofing Adj	+ 4.40	Garage Cost	+ 4,797
Subfloor Adj	+ 0.28	Total RCN	= 199,205
Heat/Cool Adj	+ 10.47	Depreciation (46%)	- 91,634
Plumbing Adj	+ 5.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,571
Adj Base Cost	= 106.21	Lot Value	+ 4,500
Total Area	x 1,685	Indicated Value	= 112,071
Adjusted Cost	= 178,964	Value Per SqFt	66.51

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	107,571		
Lot Value	4,500		
Indicated Value	112,071	66.51	Per SqFt
Agland Value			
Site Improvements	6,462		
Total Value	118,533	70.35	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	6882	26x12		312	24.91		7,772
WODC	Wood Deck - Covered	6883	308		308	24.91		7,672



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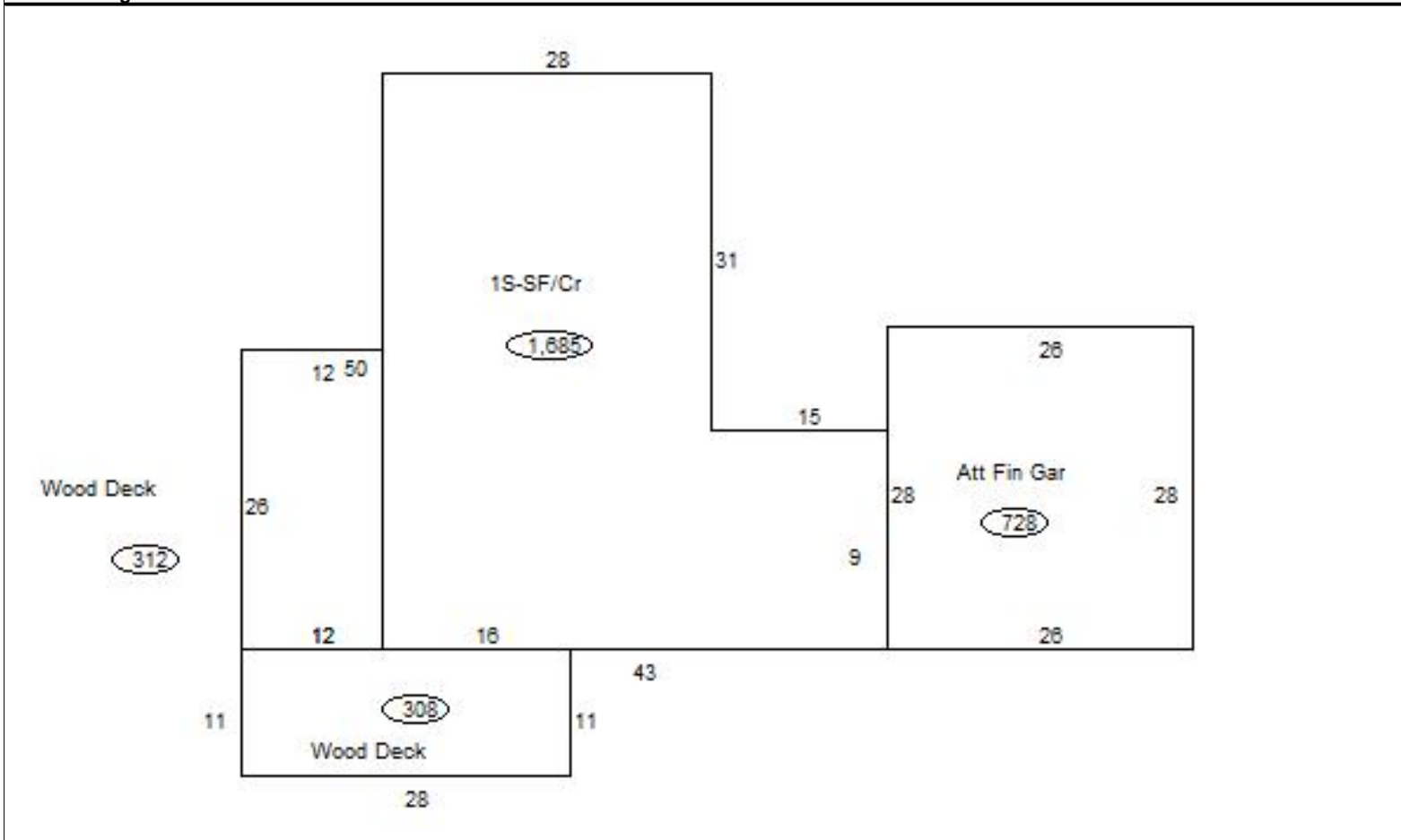
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Sketch Image

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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	1,685	1.000	1,685
2	M	WODC		20	Wood Deck	312	1.000	312
3	M	WODC		20	Wood Deck	308	1.000	308
4	G	5		20	Att Fin Gar	728	1.000	728
Total Building Area						1,685		1,685



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	22x17x10		Galvanized Metal	374		
	Qual	3	Cond	3	Year	1980	Eff Age	46
	0							
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (39.15 x 374)		14,642		14,642		10,103	4,539	
	CPAT	Carport - Attached	32x11x10		Galvanized Metal	352		
	Qual	3	Cond	3	Year	1980	Eff Age	46
	0							
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (8.76 x 352)		3,084		3,084		2,467	617	
	PACN	Paving - Concrete / DRIVEWAY	68x20x0			1,360		
	Qual	3	Cond	3	Year	1968	Eff Age	58
	0							
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.02 x 1,360)		5,467		5,467		4,374	1,093	
	PACN	Paving - Concrete / SIDEWALK	45x4x0			180		
	Qual	3	Cond	3	Year	1968	Eff Age	58
	0							
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (5.92 x 180)		1,066		1,066		853	213	