



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 300006621 Parcel ID 2150-00-005-001-0-001-00 Cadastral ID 2150-005-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15543 YBARRA, CONNIE AND TOM WINGO P.O BOX 1184 LAVERNE OK 73848-0000 Parcel Location Situs 00802 S TEXAS Subdivision SOUTH PARK ADDN Lot/Block 0001 / 0005 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.68432831 -99.91388941																																																																																																																									
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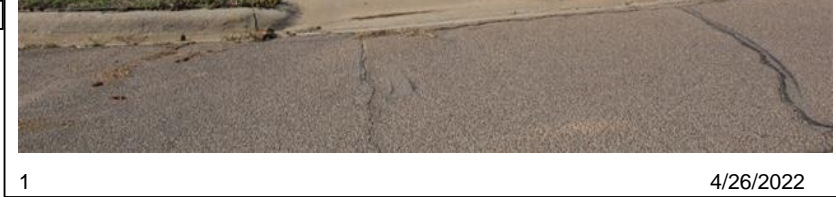
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	11108	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,215.00 x .50 = 11,108	
Factor Value		
Adjustments		
Lot Value	11,108	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,176 / 4,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,176
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	891 Total, 891 Partition
Garage Type	888 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 49



1 4/26/2022

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	78.06	Total Misc Impr	+ 11,556
Roofing Adj	+ 3.41	Garage Cost	+ 22,531
Subfloor Adj	+ -1.61	Total RCN	= 456,782
Heat/Cool Adj	+ 10.77	Depreciation (54%)	- 246,662
Plumbing Adj	+ 2.35	Lump Sums	+ 0
Basement Adj	+ 8.24	RCNLD	= 210,120
Adj Base Cost	= 101.22	Lot Value	+ 11,108
Total Area	x 4,176	Indicated Value	= 221,228
Adjusted Cost	= 422,695	Value Per SqFt	52.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,120		
Lot Value	11,108		
Indicated Value	221,228	52.98	Per SqFt
Agland Value			
Site Improvements	871		
Total Value	222,099	53.18	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	6927		77	77	40.17		3,093
PATO	Patio - Open	6928		502	502	7.33		3,680



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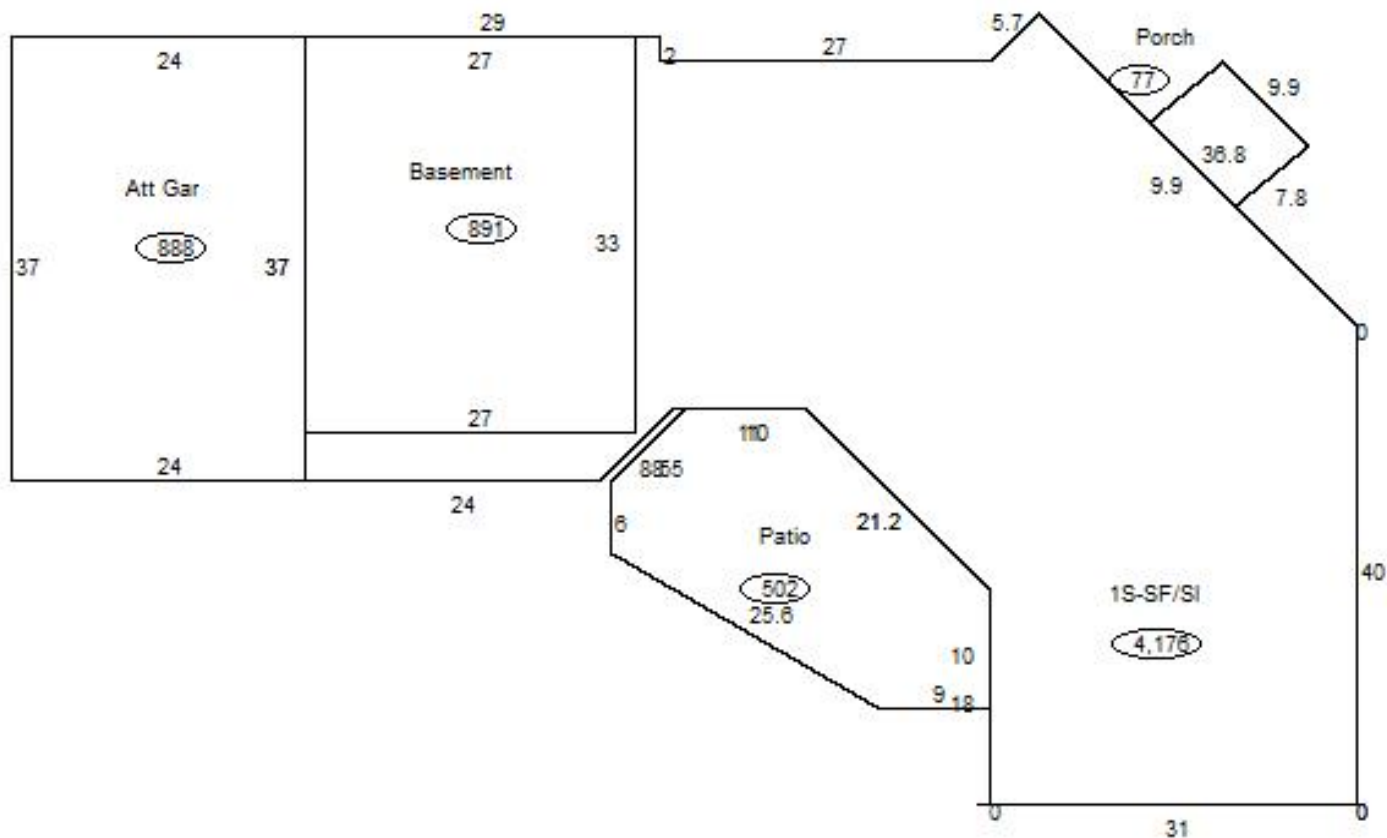
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,176	1.000	4,176
2	G	1		20	Att Gar	888	1.000	888
3	B			20	Basement	891	1.000	891
4	M	RSPC		20	Porch	77	1.000	77
5	M	PATO		20	Patio	502	1.000	502
Total Building Area						4,176		4,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	27x20x0			540
	Qual 3	Cond 3	Year 1977	Eff Age 49		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 540)		2,246		2,246	1,797
	PACN	Paving - Concrete Sidewalk	27x3x0			81
	Qual 3	Cond 3	Year 1977	Eff Age 49		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.34 x 81)		595		595	476
	PACN	Paving - Concrete Circle Drive	0x0x0			362
	Qual 3	Cond 3	Year 1977	Eff Age 49		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 362)		1,513		1,513	1,210