



# 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> 300006624 <b>Parcel ID</b> 2150-00-005-006-0-001-00 <b>Cadastral ID</b> 2150-005-006-00-0-001-00 <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> 15546 TERRY, DAVID, ETUX  P O BOX 295 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00807 MISSOURI DR <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0006 / 0005 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2150-00-005-006-0-001-00            4/25/2022            ACCT. #6624</p> <p>1 4/26/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71446909 -99.89817464 SOUTH PARK ADD. BLOCK 5 LOTS: S 54' OF Lot 6; N55' OF Lot 7; S 20' of Lot 7; Lot 8																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	<p>2150-00-005-006-0-001-00            4/25/2022            ACCT. #6624</p> <p>1 <span style="float: right;">4/26/2022</span></p>
Lot Count	0	
Units Buildable	12240	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	24,480.00 x .50 = 12,240	
Factor Value		
Adjustments		
Lot Value	12,240	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Veneer, Masonry 12% Frame, Siding, Vinyl
Base/Total Area	2,736 / 2,736
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	525 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1976 / 42

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	79.59	Total Misc Impr	+ 7,902
Roofing Adj	+ 3.51	Garage Cost	+ 14,106
Subfloor Adj	+ 0.00	Total RCN	= 288,631
Heat/Cool Adj	+ 10.77	Depreciation ( 48%)	- 138,543
Plumbing Adj	+ 3.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 150,088
Adj Base Cost	= 97.45	Lot Value	+ 12,240
Total Area	x 2,736	Indicated Value	= 162,328
Adjusted Cost	= 266,623	Value Per SqFt	59.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,088		
Lot Value	12,240		
Indicated Value	162,328	59.33	Per SqFt
Agland Value			
Site Improvements	25,773		
Total Value	188,101	68.75	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	6938	9x4		36	40.37		1,453
PATO	Raised Slab Porch - Open	6940	160		160	9.31		1,490
PATO	Raised Slab Porch - Open	6941	9x2		18	9.78		176



Harper

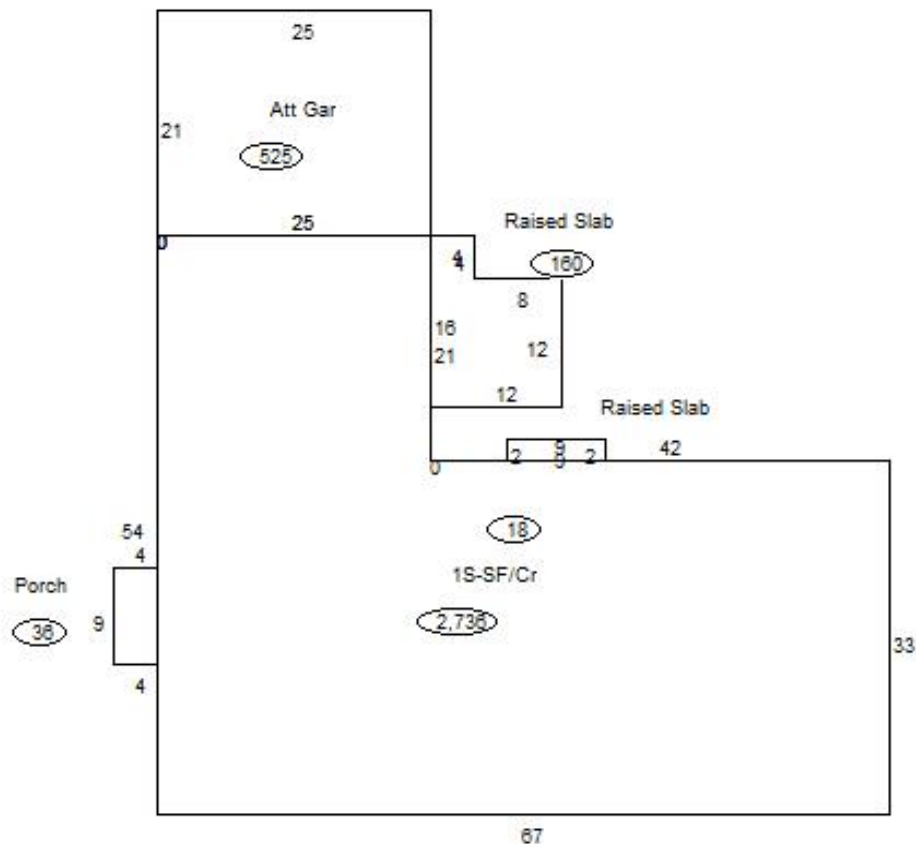
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Sketch Image

300006624



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	525	1.000	525
2	M	RSPC		20	Porch	36	1.000	36
3	R	1	Crawl	20	1S-SF/Cr	2,736	1.000	2,736
4	M	PATO		20	Raised Slab	160	1.000	160
5	M	PATO		20	Raised Slab	18	1.000	18
<b>Total Building Area</b>						2,736		2,736



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PERG	Pergola	30x13x8			390		
	Qual	3	Cond	3	Year	2014	Eff Age	9
							0	
							0	
							0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (12.75 x 390)		4,973		4,973		1,094	3,879	
	SHDS	Yard Shed - Wood	10x15x8	Base	Composition Shingle	150		
	Qual	3	Cond	3	Year	2006	Eff Age	20
							0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.08 x 150)		3,162		3,162		1,866	1,296
	UTIL	Utility Building	42x32x12	Concrete	Formed Metal	1,344		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	Warm & Cooled Air		Total Area		1,344		8,077	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.95 x 1,344)		34,877		8,077		42,954	23,195
	PACN	Paving - Concrete Driveway	0x0x0			1,031		
	Qual	3	Cond	3	Year	1976	Eff Age	50
							0	
							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 1,031)		4,196		4,196		3,357	839	