



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:25:10  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300006629 <b>Parcel ID</b> 2150-00-005-010-0-002-00 <b>Cadastral ID</b> 2150-005-010-00-0-002-00 <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> 15549 BIRCH, MICHAEL WAYNE & KYLE DEANNE BIRCH  902 TEXAS DR LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00815 S TEXAS <b>Subdivision</b> SOUTH PARK ADDN <b>Lot/Block</b> 0010 / 0005 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200300 - SOUTHPARK <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70661345 -99.66991893 SOUTH PARK ADD. BLOCK 5 LOT 10																																																																																																																				
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	 <p>2150-00-005-010-0-002-00            4/25/2022            ACCT. #6629</p>
Lot Count	0	
Units Buildable	6565	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,130.40 x .50 = 6,565	
Factor Value		
Adjustments		
Lot Value	6,565	

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	1,903 / 1,903
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,903
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	315 Total, 315 Partition
Garage Type	1,481 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1970 / 51

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	86.29	Total Misc Impr	+ 7,176
Roofing Adj	+ 3.77	Garage Cost	+ 37,577
Subfloor Adj	+ -1.81	Total RCN	= 260,744
Heat/Cool Adj	+ 10.77	Depreciation ( 56%)	- 146,017
Plumbing Adj	+ 5.15	Lump Sums	+ 0
Basement Adj	+ 9.33	RCNLD	= 114,727
Adj Base Cost	= 113.50	Lot Value	+ 6,565
Total Area	x 1,903	Indicated Value	= 121,292
Adjusted Cost	= 215,991	Value Per SqFt	63.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,727		
Lot Value	6,565		
Indicated Value	121,292	63.74	Per SqFt
Agland Value			
Site Improvements	1,178		
Total Value	122,470	64.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	6949	6x5		30	40.40		1,212
PRCH	Slab Porch - Covered	6954	21x12		252	22.27		5,612
PATO	Raised Slab Porch - Open	6955	9x4		36	9.78		352



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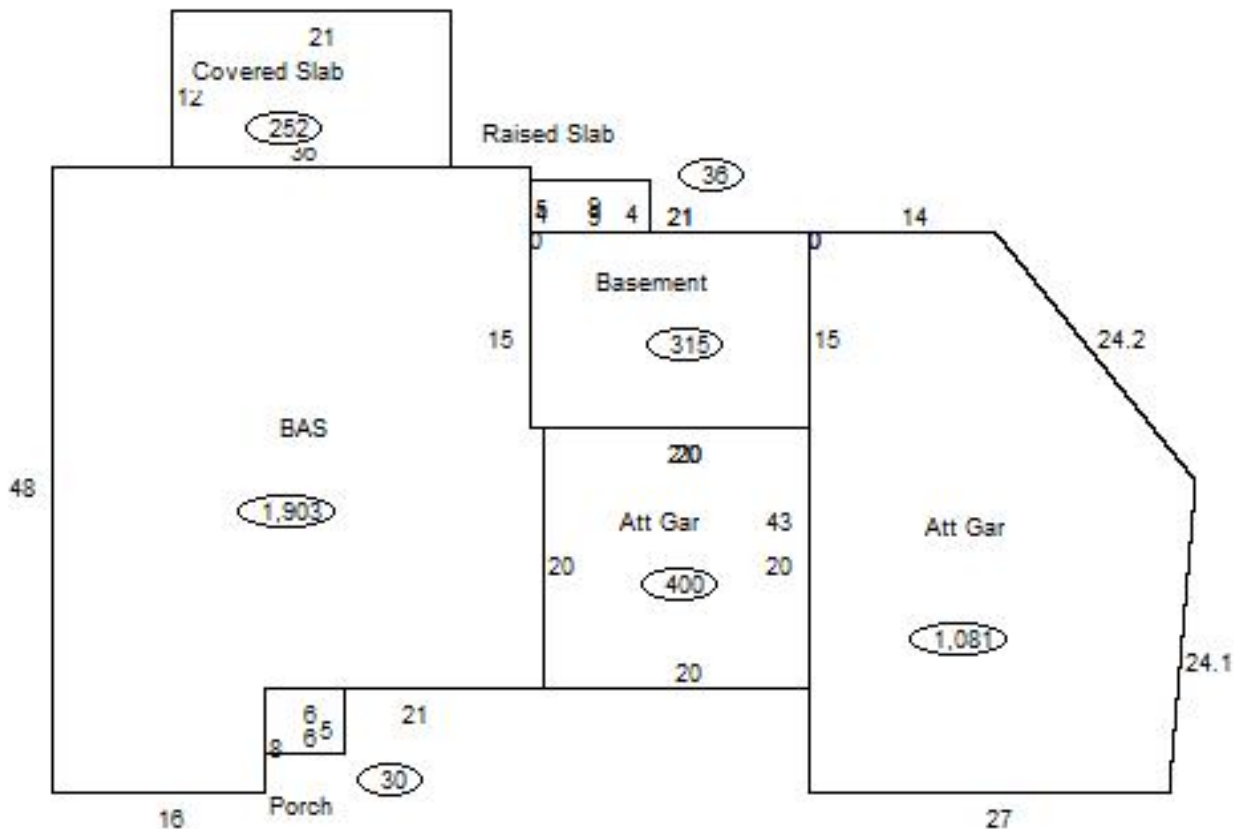
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### Sketch Image

300006629



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	30	1.000	30
2	G	1		20	Att Gar	400	1.000	400
3	B			20	Basement	315	1.000	315
4	R	1	Slab	20	BAS	1,903	1.000	1,903
5	G	1		20	Att Gar	1,081	1.000	1,081
6	M	PRCH		20	Covered Slab	252	1.000	252
7	M	PATO		20	Raised Slab	36	1.000	36
<b>Total Building Area</b>						1,903		1,903



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Driveway	0x0x0			485
	Qual 3	Cond 3	Year 2012	Eff Age 14		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (77% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.17 x 485)		2,022	2,022	1,557	465
	PACN	Paving - Concrete driveway	0x0x0			870
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			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 (4.10 x 870)		3,567	3,567	2,854	713