



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006642 Parcel ID 2150-00-006-006-0-001-00 Cadastral ID 2150-006-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15561 SHEPPARD, VERLE L. & FRANKIE MAE SHEPPARD P O BOX 714 LAVERNE OK 73848-0000 Parcel Location Situs 00901 S TEXAS Subdivision SOUTH PARK ADDN Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-006-006-0-001-00 4/25/2022 ACCT. #6642</p> <p>1 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70433136 -99.89259888 SOUTH PARK ADD BLOCK 6 LOT 6																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	 <p>2150-00-006-006-0-001-00 4/25/2022 ACCT. #6642</p>
Lot Count		
Units Buildable	7601	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	15,202.00 x .50 = 7,601	
Factor Value		
Adjustments		
Lot Value	7,601	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,616 / 2,616
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	242 Total, 242 Partition
Garage Type	484 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1962 / 44



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	85.23	Total Misc Impr	+ 12,732
Roofing Adj	+ 3.72	Garage Cost	+ 16,575
Subfloor Adj	+ 0.00	Total RCN	= 313,849
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 153,786
Plumbing Adj	+ 3.75	Lump Sums	+ 0
Basement Adj	+ 5.30	RCNLD	= 160,063
Adj Base Cost	= 108.77	Lot Value	+ 7,601
Total Area	x 2,616	Indicated Value	= 167,664
Adjusted Cost	= 284,542	Value Per SqFt	64.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,063		
Lot Value	7,601		
Indicated Value	167,664	64.09	Per SqFt
Agland Value			
Site Improvements	49,645		
Total Value	217,309	83.07	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	7024	21x8		168	39.75		6,678
PATO	Raised Slab Porch - Open	7027	6x5		30	9.78		293
PATO	Raised Slab Porch - Open	7028	25x4		100	9.78		978



Harper

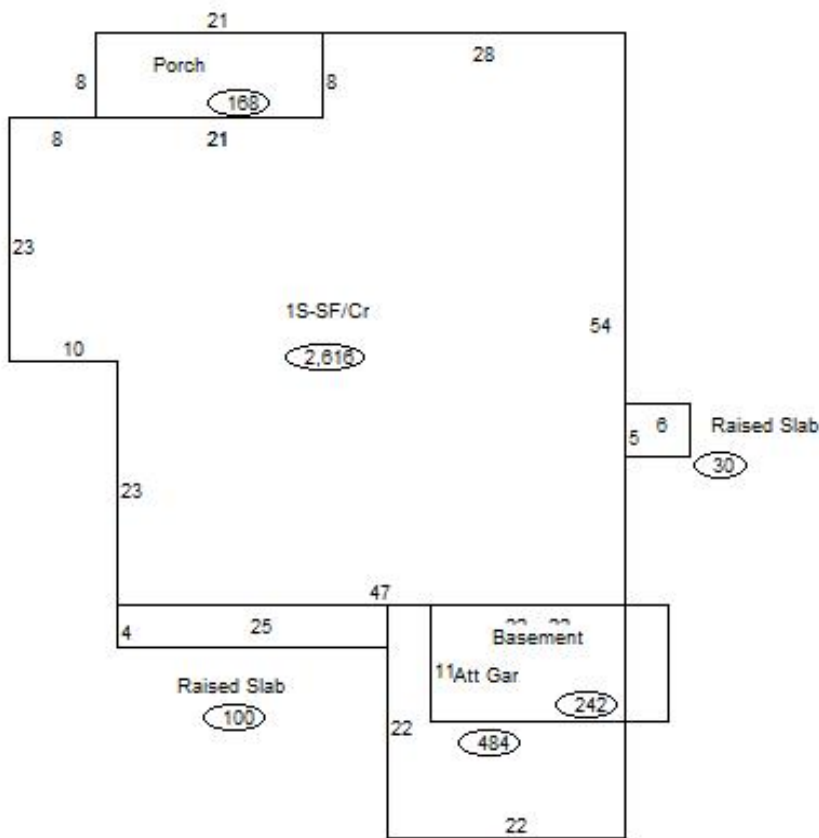
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	168	1.000	168
2	G	1		20	Att Gar	484	1.000	484
3	R	1	Crawl	20	1S-SF/Cr	2,616	1.000	2,616
4	M	PATO		20	Raised Slab	30	1.000	30
5	M	PATO		20	Raised Slab	100	1.000	100
6	B	2		20	Basement	242	1.000	242
Total Building Area						2,616		2,616



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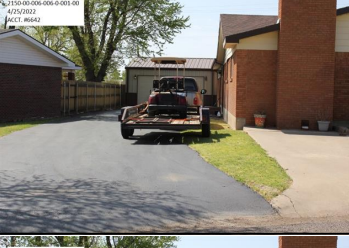


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	40x30x10	Concrete	Formed Metal	1,200
	Qual 4	Cond 4	Year 2015	Eff Age 9		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
	Base Cost (46.20 x 1,200)		55,440	55,440	9,425	46,015
	PACN	Paving - Concrete Porch	18x15x0			270
	Qual 3	Cond 3	Year 2015	Eff Age 11		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (4.62 x 270)		1,247	1,247	786	461
	SHDS	Yard Shed - Metal	14x10x8		Formed Metal	140
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.23 x 140)		3,112	3,112	1,525	1,587
	PAVA	Paving - Asphalt Driveway	118x18x0			2,124
	Qual 3	Cond 3	Year 2010	Eff Age 16		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (2.83 x 2,124)		6,011	6,011	4,809	1,202
	PACN	Paving - Concrete Old Driveway	37x10x0			370
	Qual 3	Cond 3	Year 1965	Eff Age 61		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 370)		1,547	1,547	1,238	309
	PACN	Paving - Concrete Sidewalk	15x3x0			45
	Qual 3	Cond 3	Year 1965	Eff Age 61		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.86 x 45)		354	354	283	71