



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 300006648 Parcel ID 2150-00-006-011-0-001-00 Cadastral ID 2150-006-011-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15567 JONES, CLARENCE A. & WANDA JONES PO BOX 583 LAVERNE OK 73848-0000 Parcel Location Situs 00817 OKLAHOMA DR Subdivision SOUTH PARK ADDN Lot/Block 0011 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-006-011-0-001-00 4/25/2022 ACCT. #6648</p> <p>1 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70425708 -99.89404204 SOUTH PARK ADD. BLOCK 6 LOT 11 Clarence deceased 2022																																																																																																																									
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	6708		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	13,416.00 x .50 = 6,708		
Factor Value			
Adjustments			
Lot Value	6,708		



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	1,224 / 1,224
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	61,470		
Lot Value	6,708		
Indicated Value	68,178	55.70	Per SqFt
Agland Value			
Site Improvements	1,670		
Total Value	69,848	57.07	Total Value Per SqFt

Cost Approach

Cost Approach		Manual :	
Base Cost	95.42	Total Misc Impr	+ 16,253
Roofing Adj	+ 4.17	Garage Cost	+ 8,424
Subfloor Adj	+ 0.00	Total RCN	= 166,135
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 104,665
Plumbing Adj	+ 5.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,470
Adj Base Cost	= 115.57	Lot Value	+ 6,708
Total Area	x 1,224	Indicated Value	= 68,178
Adjusted Cost	= 141,458	Value Per SqFt	55.70

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7057	15x4		60	40.26		2,416
CPDT	Carport - Detached	7060	31x7		217	9.67		2,098
RSPC	Raised Slab Porch - Covered	8389	30x10		300	39.13		11,739



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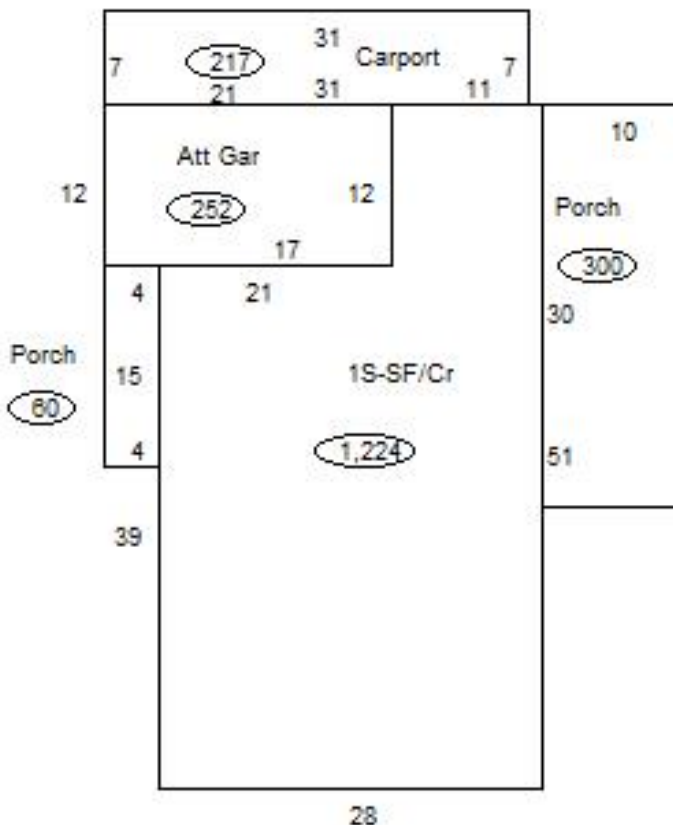
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Sketch Image

300006648



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	60	1.000	60
2	G	1		20	Att Gar	252	1.000	252
3	R	1	Crawl	20	1S-SF/Cr	1,224	1.000	1,224
4	G	3		20	Carport	217	1.000	217
5	M	RSPC		20	Porch	300	1.000	300
Total Building Area						1,224		1,224



Harper

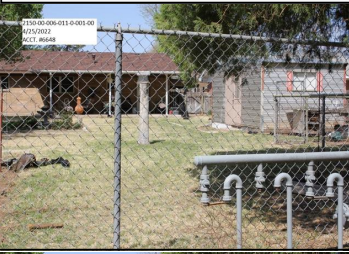


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	10x20x8		Formed Metal	200	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (20.88 x 200)		4,176		4,176	3,341	835	
	PACN	Paving - Concrete Shed	45x3x0			135	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
			Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.56 x 135)		886		886	709	177
	PACN	Paving - Concrete Driveway	40x20x0			800	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
				0			
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.11 x 800)		3,288		3,288	2,630	658	