



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 300006649 Parcel ID 2150-00-006-012-0-001-00 Cadastral ID 2150-006-012-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 24737 MANN, THOMAS 813 OKLAHOMA DRIVE LAVERNE OK 73848- Parcel Location Situs 00813 OKLAHOMA DR Subdivision SOUTH PARK ADDN Lot/Block 0012 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70128013 -99.89950847 SOUTH PARK ADD. BLOCK 6 LOT 12																																																																																																																									
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0 x 9		
Lot Count			
Units Buildable	6229		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	12,458.00 x .50 = 6,229		
Factor Value			
Adjustments			
Lot Value	6,229		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	270 Carport - Gable Roof
Remodel	
Year/Eff Age	1966 / 60

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	101.58	Total Misc Impr	+ 2,781
Roofing Adj	+ 5.25	Garage Cost	+ 3,766
Subfloor Adj	+ 0.00	Total RCN	= 178,485
Heat/Cool Adj	+ 13.89	Depreciation (62%)	- 110,661
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,824
Adj Base Cost	= 127.93	Lot Value	+ 6,229
Total Area	x 1,344	Indicated Value	= 74,053
Adjusted Cost	= 171,938	Value Per SqFt	55.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,824		
Lot Value	6,229		
Indicated Value	74,053	55.10	Per SqFt
Agland Value			
Site Improvements	776		
Total Value	74,829	55.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7062	13x4		52	49.72		2,585
PATO	Slab Porch - Open	7065	4x4		16	12.25		196



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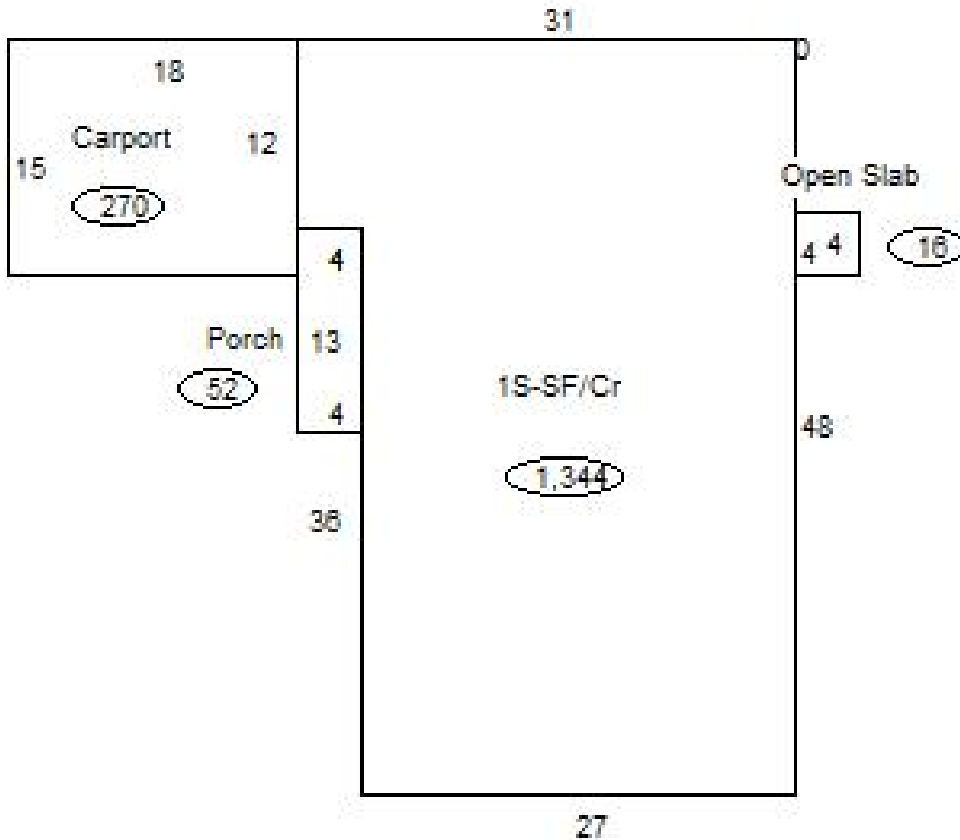
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Sketch Image

300006649



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	52	1.000	52
2	R	1	Crawl	20	1S-SF/Cr	1,344	1.000	1,344
3	G	3		20	Carport	270	1.000	270
4	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100		
	Qual	3	Cond	3	Year	1980	Eff Age	46
						0		
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (24.13 x 100)		2,413			2,413	1,930	483	
	PACN	Paving - Concrete Driveway	35x10x0			350		
	Qual	3	Cond	3	Year	1966	Eff Age	60
						0		
						0		
		Valuation Summary	Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.18 x 350)		1,463			1,463	1,170	293	