



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:51
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Assessment Data					Primary Image																																																																																																																				
Account 300006674 Parcel ID 2160-00-002-008-0-002-00 Cadastral ID 2160-002-008-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24912 MORGAN, JOHN P O BOX 21 LAVERNE OK 73848- Parcel Location Situs 01021 CEDAR DR Subdivision WIEDRICH ADDN Lot/Block 0008 / 0002 Parcel Size 1.5 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>2160-00-002-009-0-001-00 9/30/2025 ACCT.#6674</p> <p>HOME 9/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.70431401 -99.89441778 WIEDRICH ADD BLOCK 2 LOT N 80' OF 8 AND LOT 9																																																																																																																									
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Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	88.59	x	140
Lot Count	0		
Units Buildable	11162		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	24,805.20 x .45 = 11,162		
Factor Value			
Adjustments			
Lot Value	11,162		



HOME 9/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.0 / 0.5
Basement Area	
Garage Type	1,000 Built-In Garage
Remodel	
Year/Eff Age	2025 / 1

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	88.24	Total Misc Impr	+ 24,547
Roofing Adj	+ 5.77	Garage Cost	+ 33,014
Subfloor Adj	+ -3.83	Total RCN	= 260,475
Heat/Cool Adj	+ 13.89	Depreciation (1%)	- 2,605
Plumbing Adj	+ 8.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 257,870
Adj Base Cost	= 112.73	Lot Value	+ 11,162
Total Area	x 1,800	Indicated Value	= 269,032
Adjusted Cost	= 202,914	Value Per SqFt	149.46

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	257,870		
Lot Value	11,162		
Indicated Value	269,032	149.46	Per SqFt
Agland Value			
Site Improvements	14,313		
Total Value	283,345	157.41	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	13564	40x25	2025	1,000	16.07		16,070
PRCH	Porch	13566	26x12	2025	312	27.17		8,477



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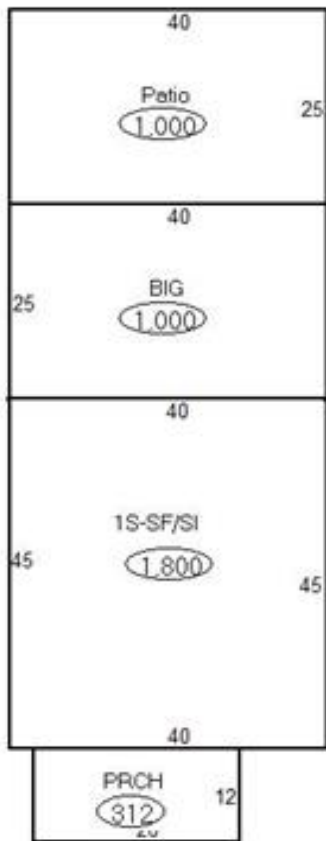
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Sketch Image

300006674



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,800	1.000	1,800
2	M	PATC		20	Patio	1,000	1.000	1,000
3	G	8		20	BIG	1,000	1.000	1,000
4	M	PRCH		20	PRCH	312	1.000	312
Total Building Area						1,800		1,800



Harper




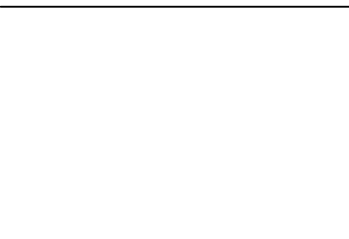


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete/ AC BASE	5x4x0	Concrete		20	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (8.15 x 20)		163		163	8	155
	LNT0	Lean To - Attached / SHED	40x25x8	Base	Galvanized Metal	1,000	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
	Base Cost (5.13 x 1,000)		5,130		5,130	975	4,155
	PACN	Paving - Concrete	14x12x0	Concrete		168	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.09 x 168)		1,023		1,023	818	205
	PACN	Paving - Concrete	3x3x0	Concrete		9	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (8.15 x 9)		73		73	58	15
	UTIL	Utility Building	40x25x12	Concrete	Formed Metal	1,000	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (27.51 x 1,000)		27,510		27,510	17,882	9,628
	ASC	Awning/Shelter/Carport	20x10x8	Dirt	Galvanized Metal	200	
	Qual	3	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (3.88 x 200)		776		776	621	155