



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 300006685 Parcel ID 2199-28-26N-25W-1-002-00 Cadastral ID 2199-26N-25W-28-1-002-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 25686 THE MCLAURINE LIVING TRUST TRUSTEES: MCLAURINE, ANDREW CLAY & HELENA GRACE MCLAURINE 1004 COLORADO DRIVE LAVERNE OK 73848-																																																																																																																									
Parcel Location Situs 01004 COLORADO DR Subdivision OUTLYING AREA--LAVERNE Lot/Block / Parcel Size .52 - Acres Sec/Twn/Rng 28 / 26 / 25 / 1 Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE										1 4/26/2022																																																																																																															
Legal Description Lat/Long: 36.70412771 -99.89267024 OUTLYING AREA TO THE TOWN OF LAVERNE TRACT IN SE4SW4 28 26-25 .52 ACRES BOOK 710 PAGE 251					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - OUTLYING AREA	Primary Image
Lot Size	0 0	<p>2200-28-26N-25W-1-002-00 4/25/2022 ACCT. #6685</p>
Lot Count		
Units Buildable	10193	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	22,651.00 x .45 = 10,193	
Factor Value		
Adjustments		
Lot Value	10,193	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,920 / 1,920
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	
Garage Type	728 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2016 / 10



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	67.49	Total Misc Impr	+ 8,942
Roofing Adj	+ 3.07	Garage Cost	+ 13,527
Subfloor Adj	+ 1.80	Total RCN	= 186,264
Heat/Cool Adj	+ 8.78	Depreciation (12%)	- 22,352
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,912
Adj Base Cost	= 85.31	Lot Value	+ 10,193
Total Area	x 1,920	Indicated Value	= 174,105
Adjusted Cost	= 163,795	Value Per SqFt	90.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,912		
Lot Value	10,193		
Indicated Value	174,105	90.68	Per SqFt
Agland Value			
Site Improvements	999		
Total Value	175,104	91.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	7182	64x8		512	17.04		8,724
PATO	Raised Slab Porch - Open	8391	5x5		25	8.72		218



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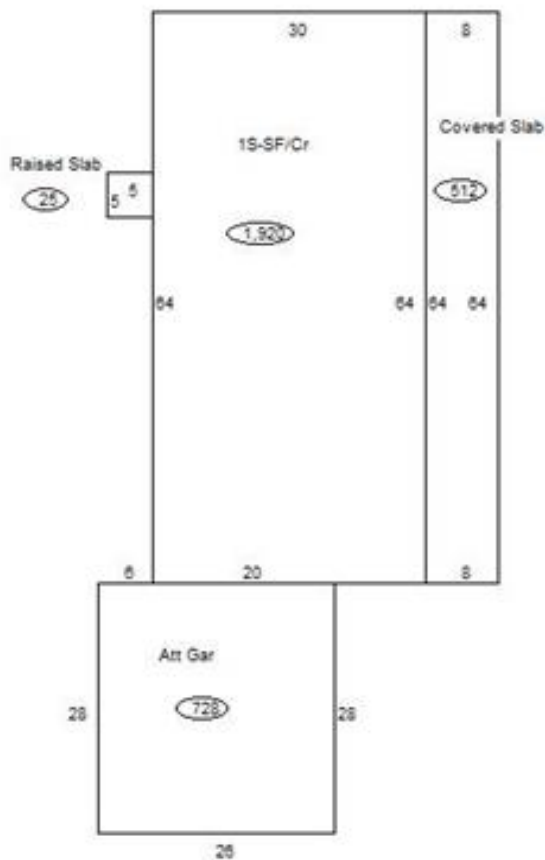
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,920	1.000	1,920
2	G	1		20	Att Gar	728	1.000	728
3	M	PRCH		20	Covered Slab	512	1.000	512
4	M	PATO		20	Raised Slab	25	1.000	25
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PACN	Paving - Concrete Driveway	28x20x0			560		
	Qual	3	Cond	3	Year	2016	Eff Age	10
						0		
						0		
						0		
		Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD		
		Base Cost (4.15 x 560)	2,324		2,324	1,325	999	