



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 300009379 Parcel ID 0000-28-26N-25W-3-017-00 Cadastral ID 0000-26N-25W-28-3-017-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 16233 EVANS, HENRY GREGG & TRACY ROLF 1104 COLORADO DRIVE LAVERNE OK 73848-0000 Parcel Location Situs 01104 COLORADO DR Subdivision Lot/Block / Parcel Size 4.52 - Acres Sec/Twn/Rng 28 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-28-26N-25W-3-017-00 4/25/2022 ACCT. #9379</p> <p>1 4/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70445200 -99.89525649 SEC 28-26-25 TR IN SESW BOOK 701 PAGE 861																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.52 Topography Street Access Utilities Amenities Method Acre Base Lot Value 4.52 x 1,690.27 = 7,640 Factor Value Adjustments Lot Value 7,640		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,196 / 4,392
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2009 / 17

1	4/26/2022
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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	70.92	Total Misc Impr	+ 33,659
Roofing Adj	+ 2.41	Garage Cost	+ 43,636
Subfloor Adj	+ 0.00	Total RCN	= 478,856
Heat/Cool Adj	+ 13.89	Depreciation (19%)	- 90,983
Plumbing Adj	+ 4.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 387,873
Adj Base Cost	= 91.43	Lot Value	+ 7,640
Total Area	x 4,392	Indicated Value	= 395,513
Adjusted Cost	= 401,561	Value Per SqFt	90.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,873		
Lot Value	7,640		
Indicated Value	395,513	90.05	Per SqFt
Agland Value			
Site Improvements	148,124		
Total Value	543,637	123.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	6,170.47		6,170
PRCH	Slab Porch - Covered	850		210	210	27.45		5,765
RSPC	Slab Porch - Covered	851		459	459	47.33		21,724



Harper

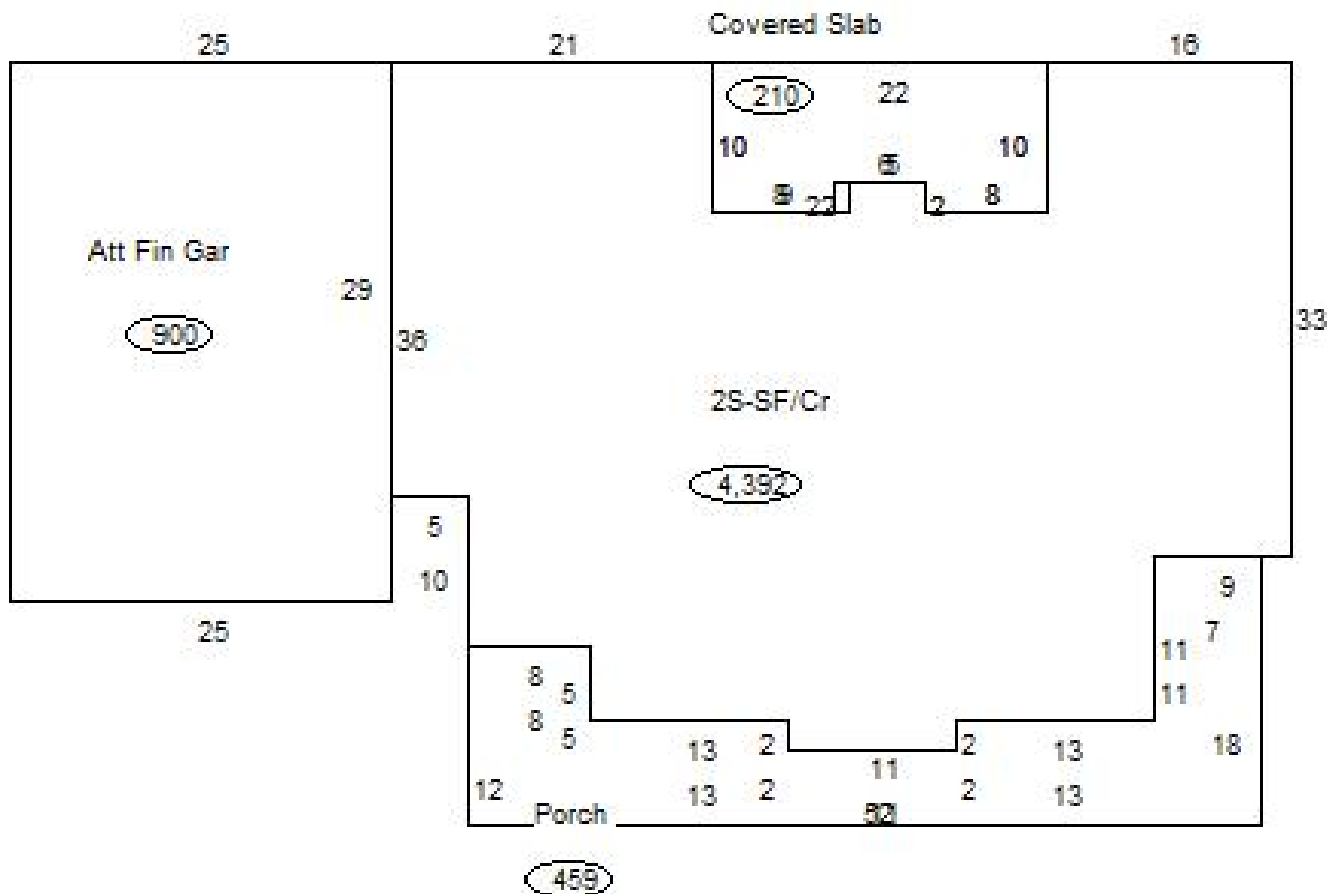
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	900	1.000	900
2	R	2	Crawl	20	2S-SF/Cr	2,196	2.000	4,392
3	M	PRCH		20	Covered Slab	210	1.000	210
4	M	RSPC		20	Porch	459	1.000	459
Total Building Area						2,196		4,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	BNGP	Barn - WITH 1/2 LIVING	60x65x12	Concrete	Formed Metal	3,900		
	Qual	4	Cond	4	Year	2016	Eff Age	8
	Interior Finish (Residential)		Finished Area	Fixture Count	58,155			
			0	0				
			0					
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD		
Base Cost (26.94 x 3,900)		105,066	58,155	163,221	24,483	138,738		
	PATC	Patio - Covered	42x20x12	Concrete		840		
	Qual	4	Cond	4	Year	2016	Eff Age	8
			0					
			0					
			0					
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD		
Base Cost (16.07 x 840)		13,499		13,499	5,940	7,559		
	PACN	Paving - Concrete Sidewalk	44x8x0			352		
	Qual	3	Cond	3	Year	2009	Eff Age	17
			0					
			0					
			0					
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD		
Base Cost (4.18 x 352)		1,471		1,471	1,177	294		
	PACN	Paving - Concrete Garage	65x30x0			1,950		
	Qual	3	Cond	3	Year	2009	Eff Age	17
			0					
			0					
			0					
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD		
Base Cost (3.93 x 1,950)		7,664		7,664	6,131	1,533		