



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:30
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300009765 Parcel ID 2199-27-26N-25W-0-002-00 Cadastral ID 2199-26N-25W-27-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 16303 CLARK, ELEANOR 301 SOUTH COUNTY LINE RD LAVERNE OK 73848- Parcel Location Situs 2199212 Subdivision OUTLYING AREA--LAVERNE Lot/Block 0001 / 0002 Parcel Size .24 - Acres Sec/Twn/Rng / / / Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE					<p>2199-27-26N-25W-0-002-00 01/30/24</p>																																																																																																																				
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Lot Data		Square-Foot - OUTLYING AREA	
Lot Size	0	0	
Lot Count			
Units Buildable	4704		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,454.00 x .45 = 4,704		
Factor Value			
Adjustments			
Lot Value	4,704		



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	252 Carport - Gable Roof
Remodel	
Year/Eff Age	1956 / 74

GRM Approach

GRM Code	
Gross Rent Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	86.84	Total Misc Impr	+ 3,574
Roofing Adj	+ 4.96	Garage Cost	+ 1,739
Subfloor Adj	+ 1.04	Total RCN	= 103,979
Heat/Cool Adj	+ 1.56	Depreciation (76%)	- 79,024
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,955
Adj Base Cost	= 100.27	Lot Value	+ 4,704
Total Area	x 984	Indicated Value	= 29,659
Adjusted Cost	= 98,666	Value Per SqFt	30.14

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,955		
Lot Value	4,704		
Indicated Value	29,659	30.14	Per SqFt
Agland Value			
Site Improvements	1,422		
Total Value	31,081	31.59	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPKS	Partial Enclosed Porch	7166	20x8		160	22.34	3,574



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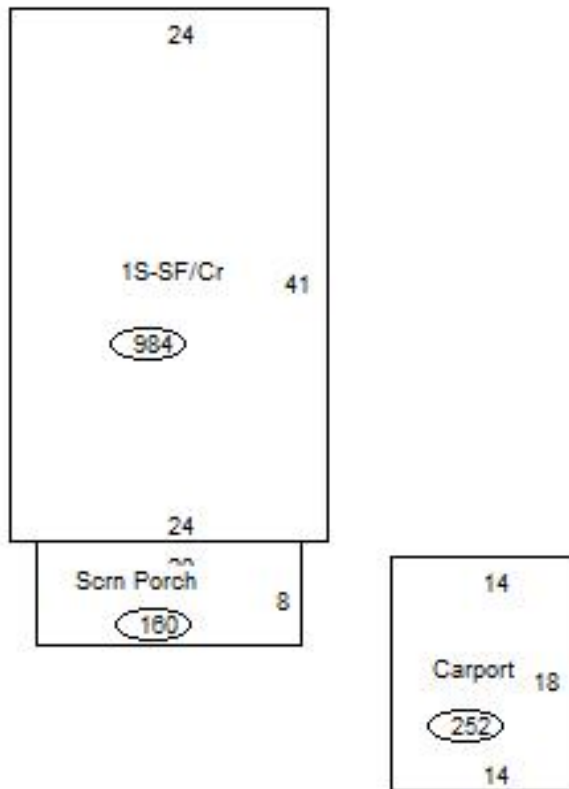
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Sketch Image

300009765



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	984	1.000	984
2	M	EPKS		20	Scrn Porch	160	1.000	160
3	G	3		20	Carport	252	1.000	252
Total Building Area						984		984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete, steps and ramp	16x4x0			64
	Qual 4	Cond 4	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (9.51 x 64) 609			609	164	445
	SHDS	Yard Shed - Wood	14x4x6	Dirt	Composition Roll	56
	Qual 3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (25.90 x 56) 1,450			1,450	754	696
	PACN	Paving - Concrete / DRIVEWAY	28x12x0			336
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 336) 1,404			1,404	1,123	281