



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 300009999 Parcel ID 0000-29-25N-25W-2-001-00 Cadastral ID 0000-25N-25W-29-2-001-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 16332 LOTSPEICH, JUSTIN & MAEGAN LOTSPEICH 17400 US HIGHWAY 412 LAVERNE OK 73848-0000 Parcel Location Situs 17400 US 412 HWY Subdivision Lot/Block / Parcel Size 18 - Acres Sec/Twn/Rng 29 / 25 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-29-25N-25W-2-001-00 9999 05/16/22</p> <p>5 5/17/2022</p>																																																																																																															
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		<p>0000-29-25N-25W-2-001-00 9999 05/16/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,070 / 3,070
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	3,070
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 17

5	5/17/2022
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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	75.11	Total Misc Impr	+ 15,993
Roofing Adj	+ 4.41	Garage Cost	+ 0
Subfloor Adj	+ -1.70	Total RCN	= 290,942
Heat/Cool Adj	+ 10.77	Depreciation (19%)	- 55,279
Plumbing Adj	+ 0.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 235,663
Adj Base Cost	= 89.56	Lot Value	+ 11,750
Total Area	x 3,070	Indicated Value	= 247,413
Adjusted Cost	= 274,949	Value Per SqFt	80.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,663		
Lot Value	11,750		
Indicated Value	247,413	80.59	Per SqFt
Agland Value	370		
Site Improvements	30,807		
Total Value	278,590	90.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	317	50x10		500	12.83		6,415
PATC	CovPatio Cls C	318	640		640	12.83		8,211
PRCH	Slab Porch - Covered	8418	12x5		60	22.78		1,367



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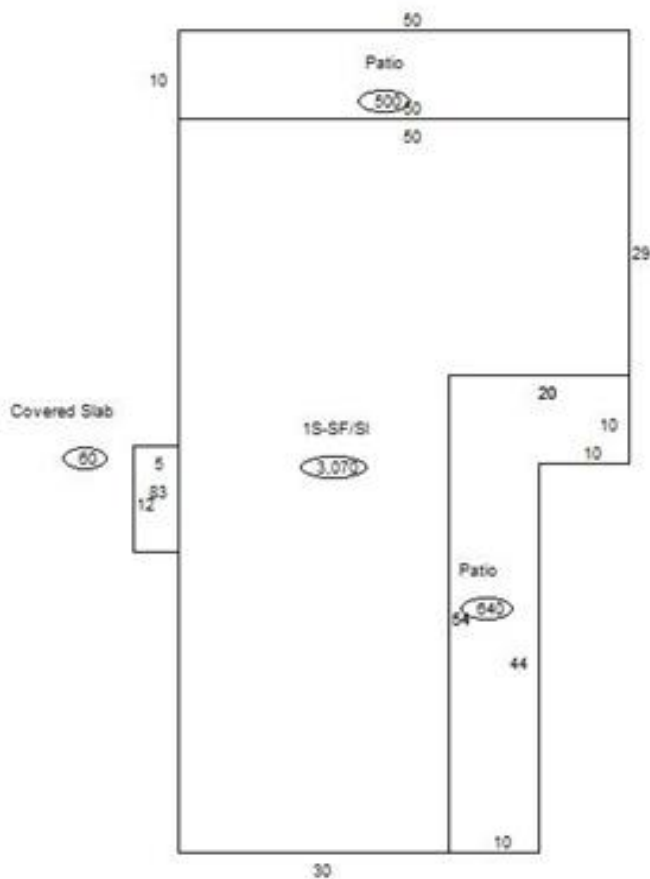
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	500	1.000	500
2	M	PATC		20	Patio	640	1.000	640
3	R	1	Slab	20	1S-SF/SI	3,070	1.000	3,070
4	M	PRCH		20	Covered Slab	60	1.000	60
Total Building Area						3,070		3,070



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x10x8		Formed Metal	120
	Qual 4	Cond 4	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (7.59 x 120)		911		911	128
	LNT0	Lean To - Attached TO GARAGE	40x12x14		Formed Metal	480
	Qual 3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 480)		4,085		4,085	1,757
	CKCP	Chicken Coop	11x9x6		Formed Metal	99
	Qual 3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (5.39 x 99)		534		534	278
	GRDT	Garage - Detached	40x30x14		Formed Metal	1,200
	Qual 3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 1,200)		39,768		39,768	12,328



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OA	OTERO LOAMY SAND	NP	15			6.869	48	48	330	330
QA	QUINLAN LOAM	NP	11			1.131	35	35	40	40
NP Totals						8.000			370	370
Total Agland						8.000			370	370