



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 300011026 Parcel ID 0000-27-26N-25W-4-003-00 Cadastral ID 0000-26N-25W-27-4-003-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 16560 DUVALL, BRIAN & CATINA L. DUVALL P O BOX 233 LAVERNE OK 73848-0000 Parcel Location Situs 17647 22 RD E Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 27 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																									
Legal Description Lat/Long: 36.71114591 -99.90739846 SEC 27-26-25 TRACT IN SE4 BOOK 710 PAGE 767																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		<p>0000-27-26N-25W-4-003-00 ACCT # 11026 07/01/22</p>

Residential Data	
Type	6 Mobile Home 52 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,456 / 1,456
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 25



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	48.75	Total Misc Impr	+ 12,817
Roofing Adj	+ 2.25	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 96,653
Heat/Cool Adj	+ 2.53	Depreciation (49%)	- 47,360
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,293
Adj Base Cost	= 57.58	Lot Value	+ 8,000
Total Area	x 1,456	Indicated Value	= 57,293
Adjusted Cost	= 83,836	Value Per SqFt	39.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,293		
Lot Value	8,000		
Indicated Value	57,293	39.35	Per SqFt
Agland Value			
Site Improvements	46,298		
Total Value	103,591	71.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	783	18x8	2023	144	21.19		3,051
WODC	Wood Deck - Covered	784	30x12	2016	360	25.30		9,108
WODO	Wood Deck - Open	785	5x5	2023	25	26.31		658



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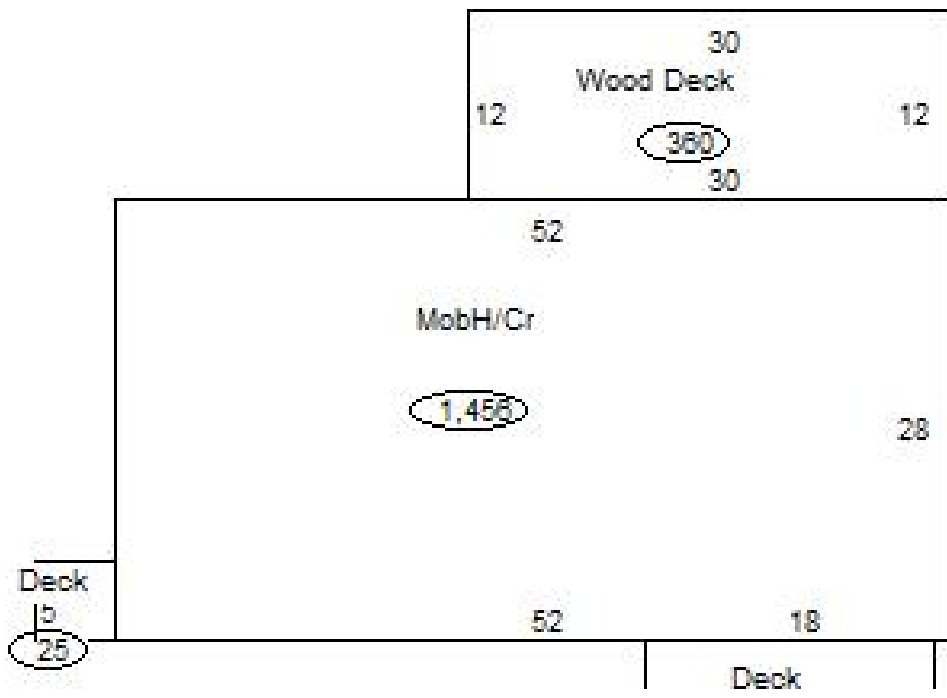
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	20	MobH/Cr	1,456	1.000	1,456
2	M	WODO		20	Deck	144	1.000	144
3	M	WODC		20	Wood Deck	360	1.000	360
4	M	WODO		20	Deck	25	1.000	25
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	10x10x6		Composition Shingle	100		
	Qual	3	Cond	3	Year	2022	Eff Age	4
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD		
Base Cost (23.26 x 100)		2,326			2,326	442	1,884	
	SHDS	Shed - Small BACK OF GARAGE	2022	12x12x8	Formed Metal	144		
	Qual	3	Cond	3	Year	2022	Eff Age	4
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD		
Base Cost (22.09 x 144)		3,181			3,181	604	2,577	
	LOAF	Loafing Shed	12x8x6		Formed Metal	96		
	Qual	3	Cond	3	Year	2021	Eff Age	5
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (23% Phys/ % Func)	RCNLD		
Base Cost (6.06 x 96)		582			582	134	448	
	UTIL	Utility Building	70x30x12		Concrete	Formed Metal	2,100	
	Qual	3	Cond	3	Year	2016	Eff Age	10
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD		
Base Cost (23.37 x 2,100)		49,077			50,345	10,069	40,276	
	PACN	Paving - Concrete	0x0x0				625	
	Qual	3	Cond	3	Year	2016	Eff Age	10
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)	RCNLD		
Base Cost (4.14 x 625)		2,588			2,588	1,475	1,113	