




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 300011111 Parcel ID 0000-01-27N-25W-3-002-00 Cadastral ID 0000-27N-25W-01-3-002-00 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 101 - 1R-LAVERNE Name ID 16609 SIZELOVE, AARON S. & DALAINA K. SIZELOVE 1198 178 RD ROSSTON OK 73855-0000 Parcel Location Situs E 12 RD Subdivision Lot/Block / Parcel Size 23.5 - Acres Sec/Twn/Rng 1 / 27 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																	
Legal Description Lat/Long: 36.83689958 -99.87630983 SEC 1-27-25 TRACT IN SW4SW4 BOOK 717 PAGE 496										HOUSE 6/17/2025																																																																																							
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,622 / 2,622
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,622
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	540 Total, 540 Partition
Garage Type	1,020 Built-In Garage
Remodel	
Year/Eff Age	2017 / 9

HOUSE 6/17/2025

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	80.97	Total Misc Impr	+ 10,606
Roofing Adj	+ 3.54	Garage Cost	+ 22,082
Subfloor Adj	+ -1.66	Total RCN	= 308,837
Heat/Cool Adj	+ 10.77	Depreciation (9%)	- 27,795
Plumbing Adj	+ 3.73	Lump Sums	+ 0
Basement Adj	+ 7.96	RCNLD	= 281,042
Adj Base Cost	= 105.32	Lot Value	+ 5,000
Total Area	x 2,622	Indicated Value	= 286,042
Adjusted Cost	= 276,149	Value Per SqFt	109.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	281,042		
Lot Value	5,000		
Indicated Value	286,042	109.09	Per SqFt
Agland Value	2,794		
Site Improvements	53,092		
Total Value	341,928	130.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	1467	344	2017	344	13.05		4,489
PATC	Patio - Covered	1468	328	2017	328	13.11		4,300
PATO	Slab Porch - Open	8103	203	2017	203	8.95		1,817



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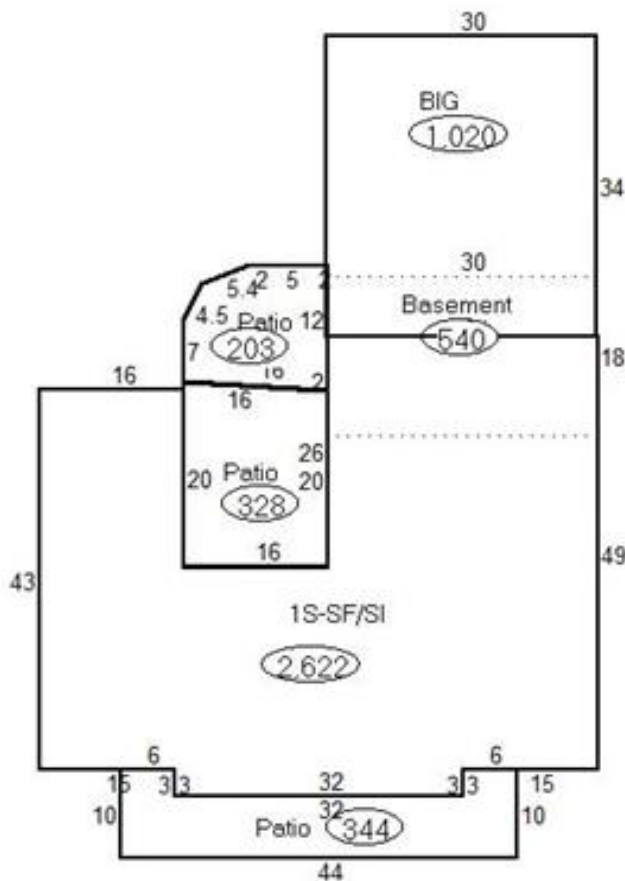
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,622	1.000	2,622
2	G	8		20	BIG	1,020	1.000	1,020
3	M	PATC		20	Patio	344	1.000	344
4	M	PATC		20	Patio	328	1.000	328
5	B	2		20	Basement	540	1.000	540
6	M	PATO		20	Patio	203	1.000	203
Total Building Area						2,622		2,622



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HAYS	Hay Shed Open Sides	45x20x14	Dirt	Formed Metal	900	
	Qual	3	Cond 3	Year 2022	Eff Age 4		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD	
Base Cost (8.61 x 900)		7,749		7,749	1,085	6,664	
	PACN	Paving - Concrete / DRIVEWAY	20x35x0	Concrete		700	
	Qual	3	Cond 3	Year 2017	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)		RCNLD
	Base Cost (4.13 x 700)		2,891		2,891	1,474	1,417
	UTIL	Utility Building	60x40x14	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD	
Base Cost (23.07 x 2,400)		55,368		55,368	11,074	44,294	
	PACN	Paving - Concrete / EQ SHED DRIVEWAY	20x20x0	Concrete		400	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)		RCNLD
	Base Cost (4.17 x 400)		1,668		1,668	951	717



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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
PA	PRATT BILLOWY	NP	48			9.829	154	154	1,510	1,510
PA	PRATT BILLOWY	CR	48			.189	244	244	46	46
PD	PRATT LOAMY HUMMOCKY	NP	31			12.482	99	99	1,238	1,238
NP Totals						22.500			2,794	2,794
Total Agland						22.500			2,794	2,794