



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																															
<b>Account</b> 300012018 <b>Parcel ID</b> 0000-32-26N-25W-4-003-00 <b>Cadastral ID</b> 0000-26N-25W-32-4-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 25723 WOODS, TANNER & ASHLEY WOODS  120 SW 8TH LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 02255 175 RD N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9 - Acres <b>Sec/Twn/Rng</b> 32 / 26 / 25 / 4 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																																																																				
<b>Legal Description</b> Lat/Long: 36.71143031 -99.92541985 SEC 32-26N-25W TRACT IN NE/4SE/4 CONTAINING 9 AC BOOK 788 PAGE 424										<b>HOUSE</b> 1/6/2026																																																										
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Lot Data		Acre - HomeSite and Tracts	
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		



HOUSE 1/6/2026

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,092 / 2,184
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,092
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Built-In Garage
Remodel	
Year/Eff Age	2025 / 1

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	164,914		
Lot Value	5,000		
Indicated Value	169,914	77.80	Per SqFt
Agland Value	1,304		
Site Improvements			
Total Value	171,218	78.40	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	72.14	Total Misc Impr	+ 6,194
Roofing Adj	+ 2.89	Garage Cost	+ 16,054
Subfloor Adj	+ -1.58	Total RCN	= 222,106
Heat/Cool Adj	+ 12.33	Depreciation ( 1%)	- 2,221
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 219,885
Adj Base Cost	= 91.51	Lot Value	+ 5,000
Total Area	x 2,184	Indicated Value	= 224,885
Adjusted Cost	= 199,858	Value Per SqFt	102.97

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0	1	2026	1	6,193.77		6,194



Harper

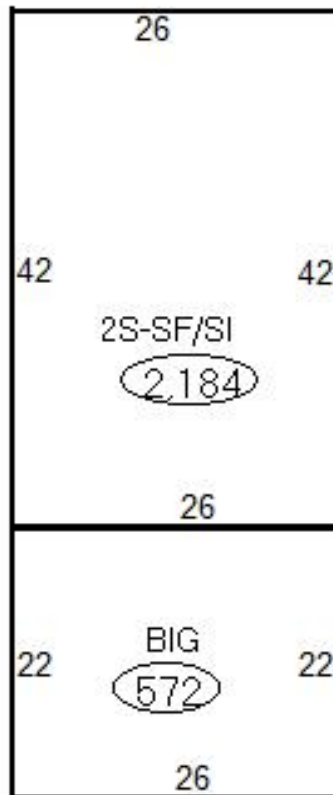
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Sketch Image

300012018



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/SI	1,092	2.000	2,184
2	G	8		20	BIG	572	1.000	572
<b>Total Building Area</b>						1,092		2,184



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### Agland Inventory

300012018

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DA	DALHART 1-3%	CR	50			2.425	255	255	617	617
MG	MANSKER-POTTER 5-20%	CR	15			5.481	76	76	419	419
PA	PRATT BILLOWY	CR	48			1.095	244	244	268	268
<b>CR Totals</b>						9.001			1,304	1,304
<b>Total Agland</b>						9.001			1,304	1,304