



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 05:59:36
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Assessment Data					Primary Image									
Account	300000546													
Parcel ID	0000-21-25N-24W-4-003-00													
Cadastral ID	0000-25N-24W-21-4-003-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	12580													
MASSEE, THEODORE G. & LAQUITA RENAE MASSEE														
RT 1 BOX 140 MAY OK 73851-0000														
Parcel Location														
Situs	02659 182 RD N													
Subdivision														
Lot/Block	/	Parcel Size	1.52 - Acres											
Sec/Twn/Rng	21 / 25 / 24 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 6/6/2022														
Legal Description Lat/Long: 36.60587519 -99.77553789														
SEC. 21-25-24 1.52 AC. TR IN SE4 BOOK 534 PAGE 266														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					534/266	WELCH, CHARLENE (PAGE)	04/17/1998	32,000	Q					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap			Land Value	5,390	5,390	12%	Assessed	7,315	491.49					
Year Frozen			Improvements	59,258	55,573		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	64,648	60,963		Total Taxable	7,315	491.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300000546	MASSEE, THEODORE G. &			101	64,648	0	6,967	468.00					
2024	2024-300000546	MASSEE, THEODORE G. &			101	67,799	0	6,635	441.00					
2023	2023-300000546	MASSEE, THEODORE G. &			101	62,649	0	6,320	424.00					
2022	2022-300000546	MASSEE, THEODORE G. &			101	50,156	0	6,019	407.00					
2021	2021-300000546	MASSEE, THEODORE G. &			101	50,156	0	5,893	407.00					
2020	2020-300000546	MASSEE, THEODORE G. &			101	50,156	0	5,722	388.00					
2019	2019-0000546	MASSEE, THEODORE G. &			101	50,156		5,555	332.00					
2018	2018-0000546	MASSEE, THEODORE G. &			101	50,201		5,393	322.00					
2017	2017-0000546	MASSEE, THEODORE G. &			101	47,102		5,236	312.00					
2016	2016-0000546	MASSEE, THEODORE G. &			101	47,102		5,084	303.00					
2015	2015-0000546	MASSEE, THEODORE G. &			101	45,743		4,935	295.00					
2014	2014-0000546	MASSEE, THEODORE G. &			101	38,476		4,263	254.00					
2013	2013-0000546	MASSEE, THEODORE G. &			101	38,476		4,140	247.00					



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.52 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.52 x 3,546.05 = 5,390 Factor Value Adjustments Lot Value 5,390		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,285 / 2,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,285
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	837 Detached Garage - Finished
Remodel	
Year/Eff Age	1945 / 89

HOUSE	6/6/2022
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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	79.55	Total Misc Impr	+ 4,341
Roofing Adj	+ 3.37	Garage Cost	+ 25,676
Subfloor Adj	+ -0.88	Total RCN	= 248,692
Heat/Cool Adj	+ 9.78	Depreciation (80%)	- 198,954
Plumbing Adj	+ 3.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,738
Adj Base Cost	= 95.70	Lot Value	+ 5,390
Total Area	x 2,285	Indicated Value	= 55,128
Adjusted Cost	= 218,675	Value Per SqFt	24.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,738		
Lot Value	5,390		
Indicated Value	55,128	24.13	Per SqFt
Agland Value			
Site Improvements	9,492		
Total Value	64,620	28.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0	1		1	4,340.86		4,341



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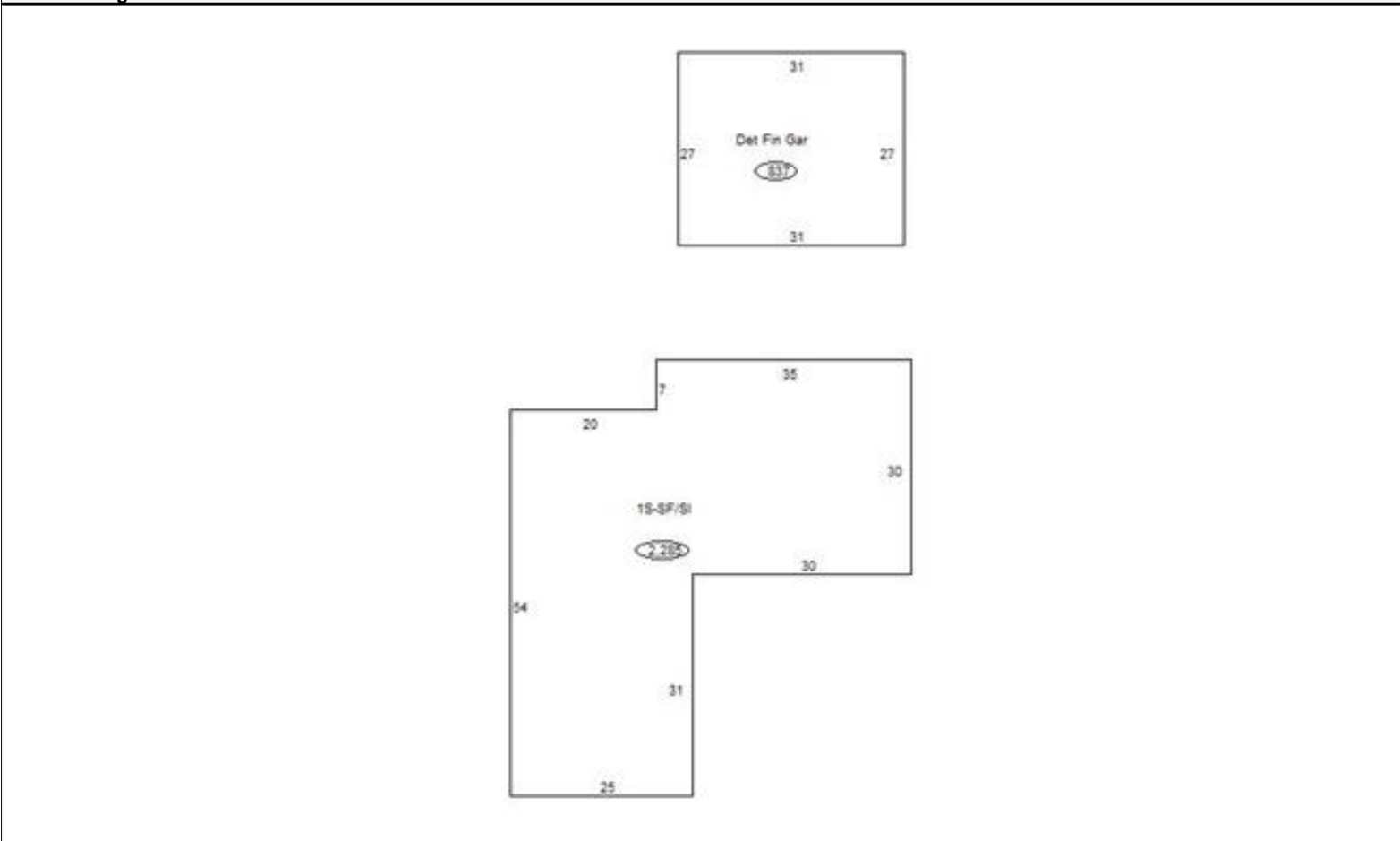
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Sketch Image

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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	2,285	1.000	2,285
2	G	6		20	Det Fin Gar	837	1.000	837
Total Building Area						2,285		2,285



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	26x21x10		Formed Metal	546
	Qual 3	Cond 3	Year 2014	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (9.19 x 546)		5,018		5,018	2,609	2,409
	GZBO	Gazebo	18x12x8		Composition Shingle	216
	Qual 3	Cond 3	Year 2014	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (28.19 x 216)		6,089		6,089	3,288	2,801
	SHDS	Yard Shed - Metal / CURTAIN	12x10x8		Formed Metal	120
	Qual 3	Cond 3	Year 2014	Eff Age	12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (22.95 x 120)		2,754		2,754	1,267	1,487
	PACN	Paving - Concrete / GARAGE	30x14x0			420
	Qual 3	Cond 3	Year 1945	Eff Age	81	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.17 x 420)		1,751		1,751	1,401	350
	PACN	Paving - Concrete / SIDEWALK	47x14x0			658
	Qual 3	Cond 3	Year 1945	Eff Age	81	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.13 x 658)		2,718		2,718	2,174	544
	SHDS	Yard Shed - Metal / BRICK	23x21x6		Galvanized Metal	483
	Qual 3	Cond 3	Year 1945	Eff Age	81	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (18.11 x 483)		8,747		8,747	6,998	1,749
	ASC	Awing/Shelter/Carport / SMALL	14x14x6		Formed Metal	196
	Qual 3	Cond 3	Year 1945	Eff Age	61	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.88 x 196)		760		760	608	152