




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 300001732 Parcel ID 0000-21-26N-25W-4-009-00 Cadastral ID 0000-26N-25W-21-4-009-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25480 DEMUTH, TRANNON & CHARMAINE DEMUTH 690 N. BROADWAY LAVERNE OK 73848- Parcel Location Situs 00321 US 283 HWY Subdivision Lot/Block / Parcel Size 1.07 - Acres Sec/Twn/Rng 21 / 26 / 25 / 4 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					 <p>0000-21-26N-25W-4-009-00 ACCT # 1732 07/01/22</p> <p>House & Porch 7/5/2022</p>																																		
Legal Description Lat/Long: 36.70617168 -99.87732636					Building Permits																																		
SEC.21-26-25 TRACT IN SE4 BOOK 779 PAGE 593 JTWD					<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </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																														
					779/593	GREAT PLAINS NATIONAL BANK	01/05/2024	35,000	03																														
					778/633	RATLIFF, CARL J. (Estate)	11/13/2023		10																														
					706/150	FOGLE, STEPHEN K. &	02/17/2015	38,500	Q																														
					644/723	RATLIFF, CARL J.	11/21/2008	38,000	PQ																														
					589/390	NIELSEN, ELLA & WILSON, R	11/30/2003	16,000	U																														
					589/391	WILSON, R.D.	11/21/2003	5,000	U																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																														
Remove Cap	2025		Land Value	5,053	12%	606	Assessed	6,013	404.01																														
Year Frozen			Improvements	45,057		5,407	Penalty	0																															
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00																														
TIF Project ID	0		Total Value	50,110		6,013	Total Taxable	6,013	404.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-300001732	DEMUTH, TRANNON & CHARMAINE DEMUTH			101	50,110	0	6,013	404.00																														
2024	2024-300001732	DEMUTH, TRANNON & CHARMAINE DEMUTH			101	53,155	0	5,330	354.00																														
2023	2023-300001732	RATLIFF, CARL J. (Estate)			101	48,355	0	5,076	341.00																														
2022	2022-300001732	RATLIFF, CARL J.			101	40,290	0	4,835	327.00																														
2021	2021-300001732	RATLIFF, CARL J.			101	40,290	0	4,835	334.00																														
2020	2020-300001732	RATLIFF, CARL J.			101	40,290	0	4,835	328.00																														
2019	2019-0001732	RATLIFF, CARL J.			101	40,290		4,824	288.00																														
2018	2018-0001732	RATLIFF, CARL J.			101	40,290		4,684	280.00																														
2017	2017-0001732	RATLIFF, CARL J.			101	37,894		4,548	271.00																														
2016	2016-0001732	RATLIFF, CARL J.			101	38,500		4,620	276.00																														
2015	2015-0001732	RATLIFF, CARL J.			101	36,608		3,264	195.00																														
2014	2014-0001732	FOGLE, STEPHEN K. &			101	34,496		3,140	187.00																														
2013	2013-0001732	FOGLE, STEPHEN K. &			101	34,496		3,140	187.00																														



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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.07 Topography Street Access Utilities Amenities Method Acre Base Lot Value 1.07 x 4,722.43 = 5,053 Factor Value Adjustments Lot Value 5,053		

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,150 / 1,150
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 73



Cost Approach		Manual :	
Base Cost	89.86	Total Misc Impr	+ 15,095
Roofing Adj	+ 4.25	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 135,109
Heat/Cool Adj	+ 1.73	Depreciation (72%)	- 97,278
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 37,831
Adj Base Cost	= 104.36	Lot Value	+ 5,053
Total Area	x 1,150	Indicated Value	= 42,884
Adjusted Cost	= 120,014	Value Per SqFt	37.29

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	37,831		
Lot Value	5,053		
Indicated Value	42,884	37.29	Per SqFt
Agland Value			
Site Improvements	5,958		
Total Value	48,842	42.47	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	Enclosed Porch - Solid Wall	670	8x7		56	59.92	3,356
RSPC	Raised Slab Porch - Covered	671	30x10		300	39.13	11,739



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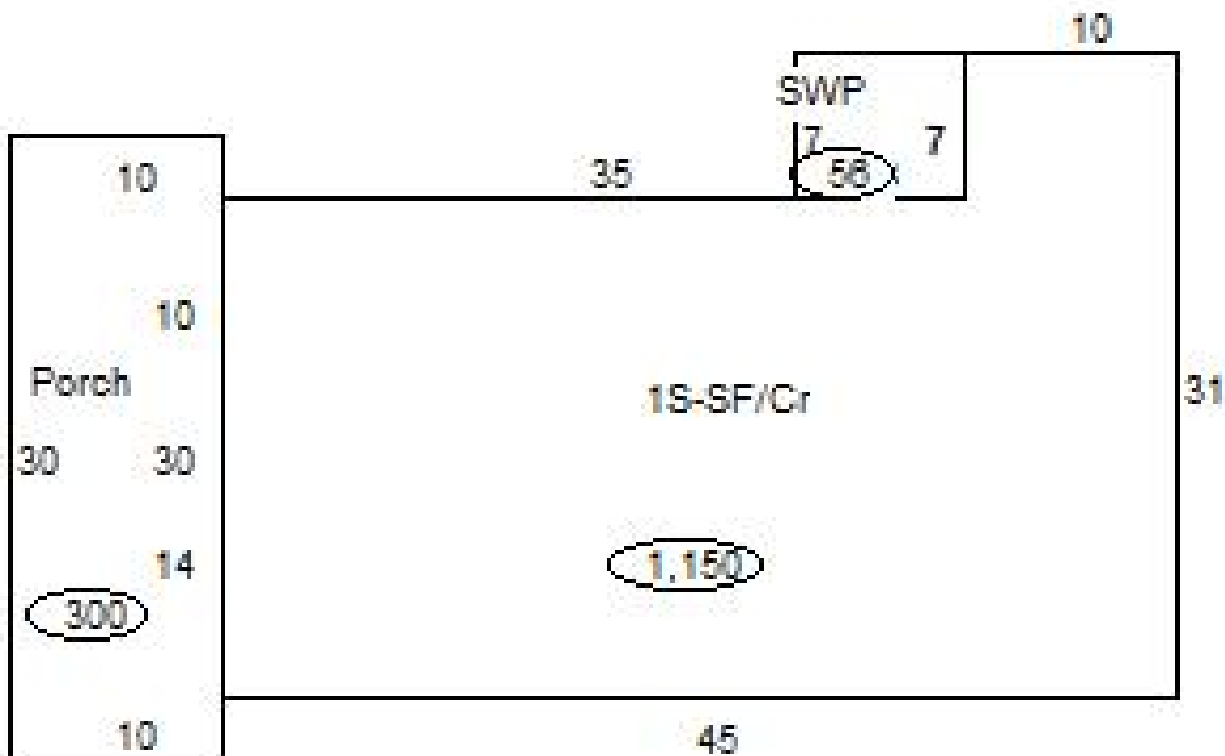
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,150	1.000	1,150
2	M	EPSW		20	SWP	56	1.000	56
3	M	RSPC		20	Porch	300	1.000	300
Total Building Area						1,150		1,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HAYS	Hay Shed Open Sides	45x15x8		Galvanized Metal	675	
	Qual 3	Cond 3	Year 1980	Eff Age 46			
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (7.40 x 675)		4,995		4,995	3,996	999	
	UTIL	Utility Building- GARAGE	30x20x8		Formed Metal	600	
	Qual 3	Cond 3	Year 1970	Eff Age 56			
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)		RCNLD
	Base Cost (27.14 x 600)		16,284		16,284	12,376	3,908
	CPAT	Carport - Attached TO GARAGE	30x20x8		Formed Metal	600	
	Qual 3	Cond 3	Year 1970	Eff Age 56			
			0				
			0				
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (8.76 x 600)		5,256		5,256	4,205	1,051	