



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:15:56
 Page 1

Assessment Data					Primary Image									
Account	300001765													
Parcel ID	0000-26-26N-25W-3-001-00													
Cadastral ID	0000-26N-25W-26-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13108													
LAVERTY, CARL AND (TRUST) CHERYL LAVERTY														
17705 E 22 RD LAVERNE OK 73848-0000														
Parcel Location														
Situs	17707 N 177 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	26 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.73090536 -99.98942415														
SEC.26-26-25 N2SW4SW4 VIN# 3BR14X80I039 CARL LAVERTY & CHERYL LAVERTY, TRUSTEES														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,056	7,951	12%	954	Assessed	6,088 409.05						
Year Frozen		Improvements	25,937	18,317		2,198	Penalty	0						
Uncapped Value	0	Mobile Home	24,468	24,468		2,936	Exemption	0 0.00						
TIF Project ID	0	Total Value	58,461	50,736		6,088	Total Taxable	6,088 409.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001765	LAVERTY, CARL AND (TRUST)	101	58,461	0	5,911	397.00							
2024	2024-300001765	LAVERTY, CARL AND (TRUST)	101	63,126	0	5,739	382.00							
2023	2023-300001765	LAVERTY, CARL AND (TRUST)	101	59,005	0	5,572	374.00							
2022	2022-300001765	LAVERTY, CARL AND (TRUST)	101	50,900	0	5,410	366.00							
2021	2021-300001765	LAVERTY, CARL AND (TRUST)	101	50,900	0	5,251	363.00							
2020	2020-300001765	LAVERTY, CARL AND (TRUST)	101	50,900	0	5,099	345.00							
2019	2019-0001765	LAVERTY, CARL AND (TRUST)	101	50,900		4,951	295.00							
2018	2018-0001765	LAVERTY, CARL AND (TRUST)	101	50,900		4,807	287.00							
2017	2017-0001765	LAVERTY, CARL AND (TRUST)	101	50,759		4,668	279.00							
2016	2016-0001765	LAVERTY, CARL AND (TRUST)	101	49,161		4,531	270.00							
2015	2015-0001765	LAVERTY, CARL AND (TRUST)	101	43,987		4,399	263.00							
2014	2014-0001765	LAVERTY, CARL AND (TRUST)	101	43,987		4,271	255.00							
2013	2013-0001765	LAVERTY, CARL AND (TRUST)	101	43,987		4,147	247.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:15:57
 Page 2

Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2 Topography Street Access Utilities Amenities Method Acre Base Lot Value 2.00 x 2,875.00 = 5,750 Factor Value Adjustments Lot Value 5,750		<p>0000-26-26N-25W-3-001-00 ACCT # 1765 07/01/22</p>

Residential Data	
Type	6 Mobile Home 78 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,248 / 1,248
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,248
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1973 / 36

House	7/5/2022
-------	----------

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	49.91	Total Misc Impr	+ 14,426
Roofing Adj	+ 2.31	Garage Cost	+ 14,057
Subfloor Adj	+ 0.00	Total RCN	= 106,408
Heat/Cool Adj	+ 2.96	Depreciation (76%)	- 80,870
Plumbing Adj	+ 7.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,538
Adj Base Cost	= 62.44	Lot Value	+ 5,750
Total Area	x 1,248	Indicated Value	= 31,288
Adjusted Cost	= 77,925	Value Per SqFt	25.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	25,538		
Lot Value	5,750		
Indicated Value	31,288	25.07	Per SqFt
Agland Value	2,306		
Site Improvements	21,734		
Total Value	55,328	44.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	710	484		484	12.83		6,210
CPDT	Carport - Detached	711	532		532	9.67		5,144
RSPC	Raised Slab Porch - Covered	712	128		128	24.00		3,072



Harper






Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:15:57
 Page 4

300001765

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>0000-26-26N-25W-3-001 -00 ACCT # 1765 07/01/22</p>	GRDT	Garage - Detached	32x24x8		Formed Metal	768	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (33.14 x 768)	25,452		25,452	9,417	16,035
 <p>0000-26-26N-25W-3-001 -00 ACCT # 1765 07/01/22</p>	HAYS	Hay Shed Open Sides	42x32x16		Galvanized Metal	1,344	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)	RCNLD
		Base Cost (8.00 x 1,344)	10,752		10,752	6,129	4,623
 <p>0000-26-26N-25W-3-001 -00 ACCT # 1765 07/01/22</p>	PACN	Paving - Concrete / Driveway	15x10x0			150	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (6.35 x 150)	953		953	762	191
 <p>0000-26-26N-25W-3-001 -00 ACCT # 1765 07/01/22</p>	GBST	Grain Bin - Storage	0x0x0			2,500	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (1.62 x 2,500)	4,050		4,050	3,240	810
 <p>0000-26-26N-25W-3-001 -00 ACCT # 1765 07/01/22</p>	PACN	Paving - Concrete / Front Sidewalk	12x4x0			48	
	Qual	3	Cond 3	Year 1973	Eff Age 53		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.82 x 48)	375		375	300	75



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:15:57
Page 5

Agland Inventory

300001765

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LA	LAS ANIMAS SOILS	NP	43			.264	138	138	36	36
PC	PRATT LOAMY BILLOWY	NP	37			7.901	118	118	935	935
PC	PRATT LOAMY BILLOWY	CR	37			2.632	188	188	496	496
PD	PRATT LOAMY HUMMOCKY	NP	31			5.077	99	99	504	504
PD	PRATT LOAMY HUMMOCKY	CR	31			2.125	158	158	335	335
CR Totals						18.000			2,306	2,306
Total Agland						18.000			2,306	2,306