



# 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	300001782									
Parcel ID	0000-27-26N-25W-2-014-00									
Cadastral ID	0000-26N-25W-27-2-014-00									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	4							
Tax Area	101 - 1R-LAVERNE									
Name ID	13118									
DUNSWORTH, MICHAEL LEO										
511 N. BROADWAY LAVERNE OK 73848-										
Parcel Location										
Situs	02129 SANDHILL DR									
Subdivision										
Lot/Block	/	Parcel Size	37.38 - Acres							
Sec/Twn/Rng	27 / 26 / 25 / 2									
Neighborhood	1000 - COUNTY									
School District	1-LAVERN - 1-LAVERNE									
5					7/6/2022					
Legal Description					Building Permits					
Lat/Long: 36.69480712 -99.87671354					SEC.27-26-25 A TRACT OF LAND IN E2NW4 BOOK 710 PAGE 343					
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/ DUNSWORTH, MICHAEL LEO					
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2020		Land Value	9,711	9,711	12%	1,165	Assessed	12,931	868.83
Year Frozen			Improvements	103,538	98,048		11,766	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	113,249	107,759		12,931	Total Taxable	12,931	869.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-300001782	DUNSWORTH, MICHAEL LEO			101	113,249	0	12,554	844.00	
2024	2024-300001782	DUNSWORTH, MICHAEL LEO			101	123,375	0	12,189	811.00	
2023	2023-300001782	DUNSWORTH, MICHAEL LEO			101	111,513	0	11,834	795.00	
2022	2022-300001782	DUNSWORTH, MICHAEL LEO			101	95,744	0	11,489	778.00	
2021	2021-300001782	DUNSWORTH, MICHAEL LEO			101	85,817	0	10,298	711.00	
2020	2020-300001782	DUNSWORTH, MICHAEL LEO			101	85,817	0	10,298	698.00	
2019	2019-0001782	DUNSWORTH, MICHAEL LEO			101	90,291		10,834	647.00	
2018	2018-0001782	DUNSWORTH, MICHAEL LEO			101	86,579		10,269	613.00	
2017	2017-0001782	DUNSWORTH, MICHAEL LEO			101	83,091		9,970	595.00	
2016	2016-0001782	DUNSWORTH, MICHAEL LEO			101	83,091		9,970	595.00	
2015	2015-0001782	DUNSWORTH, MICHAEL LEO			101	81,858		9,822	586.00	
2014	2014-0001782	DUNSWORTH, OPAL EILEEN (LIFE			101	68,540		5,634	336.00	
2013	2013-0001782	DUNSWORTH, OPAL EILEEN (LIFE			101	69,902		5,470	326.00	



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Lot Data		Acre - HomeSite and Tracts		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.5							
Topography								
Street Access								
Utilities								
Amenities								
Method	Acre							
Base Lot Value	2.50 x 2,450.00 = 6,125							
Factor Value								
Adjustments								
Lot Value	6,125							
<b>Residential Data</b>		1 7/5/2022						
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	1,350 / 1,350							
Style	100% One Story							
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour							
Roof Cover	8 Metal, Formed Seams							
Area on Slab	1,350							
Fixture/RghIn	5 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1972 / 60							
<b>Cost Approach</b>		<b>Manual :</b>						
Base Cost	87.17	Total Misc Impr	+	1,526				
Roofing Adj	+ 4.55	Garage Cost	+					
Subfloor Adj	+ -0.99	Total RCN	=	131,923				
Heat/Cool Adj	+ 1.56	Depreciation ( 65%)	-	85,750				
Plumbing Adj	+ 4.29	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	46,173				
Adj Base Cost	= 96.59	Lot Value	+	6,125				
Total Area	x 1,350	Indicated Value	=	52,298				
Adjusted Cost	= 130,397	Value Per SqFt		38.74				
<b>GRM Approach</b>								
GRM Code								
Gross Rent								
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model	DEFAULT	DEFAULT SELECTION MODEL						
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	46,173							
Lot Value	6,125							
Indicated Value	52,298	38.74	Per SqFt					
Agland Value	3,586							
Site Improvements	15,103							
Total Value	70,987	52.58	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	745	7x6		42	36.33		1,526



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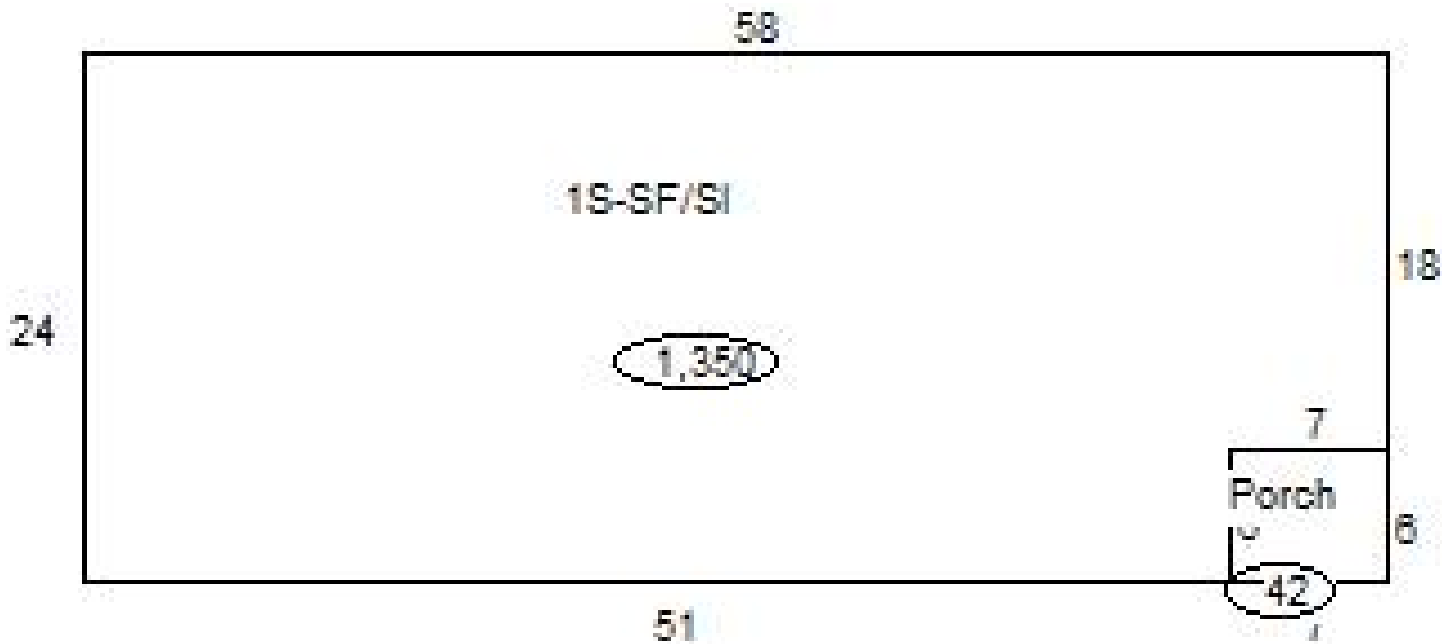
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Sketch Image

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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	1,350	1.000	1,350
2	M	RSPC		20	Porch	42	1.000	42
<b>Total Building Area</b>						1,350		1,350



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
		@N13087MH NOW PIG FARROWING HOUSE 2022	72x14x8			1
	Qual	Cond	Year	2022	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (13,087.00 x 1)		13,087		13,087	13,087
	CPDT	Carport - Detached	18x16x8		Formed Metal	288
	Qual	3	Cond	3	Year	2000
					Eff Age	26
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.94 x 288)		2,287		2,287	1,830
	SHDS	Yard Shed - Metal	10x10x6		Formed Metal	100
	Qual	3	Cond	3	Year	1990
					Eff Age	36
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.53 x 100)		2,253		2,253	1,802
	SHDS	Yard Shed - Metal	12x10x6		Galvanized Metal	120
	Qual	3	Cond	3	Year	1990
					Eff Age	36
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.43 x 120)		2,572		2,572	2,058
	SHDS	Yard Shed - Metal	12x12x6		Galvanized Metal	144
	Qual	3	Cond	3	Year	1980
					Eff Age	46
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.62 x 144)		2,969		2,969	2,375



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,300
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 65

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	81.26	Total Misc Impr	+ 262
Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 118,276
Heat/Cool Adj	+ 1.40	Depreciation ( 71%)	- 83,976
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,300
Adj Base Cost	= 90.78	Lot Value	+ 0
Total Area	x 1,300	Indicated Value	= 34,300
Adjusted Cost	= 118,014	Value Per SqFt	26.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,300		
Lot Value			
Indicated Value	34,300	26.38	Per SqFt
Agland Value			
Site Improvements	6,140		
Total Value	40,440	31.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Raised Slab Porch - Open	8515	6x5		30	8.72		262



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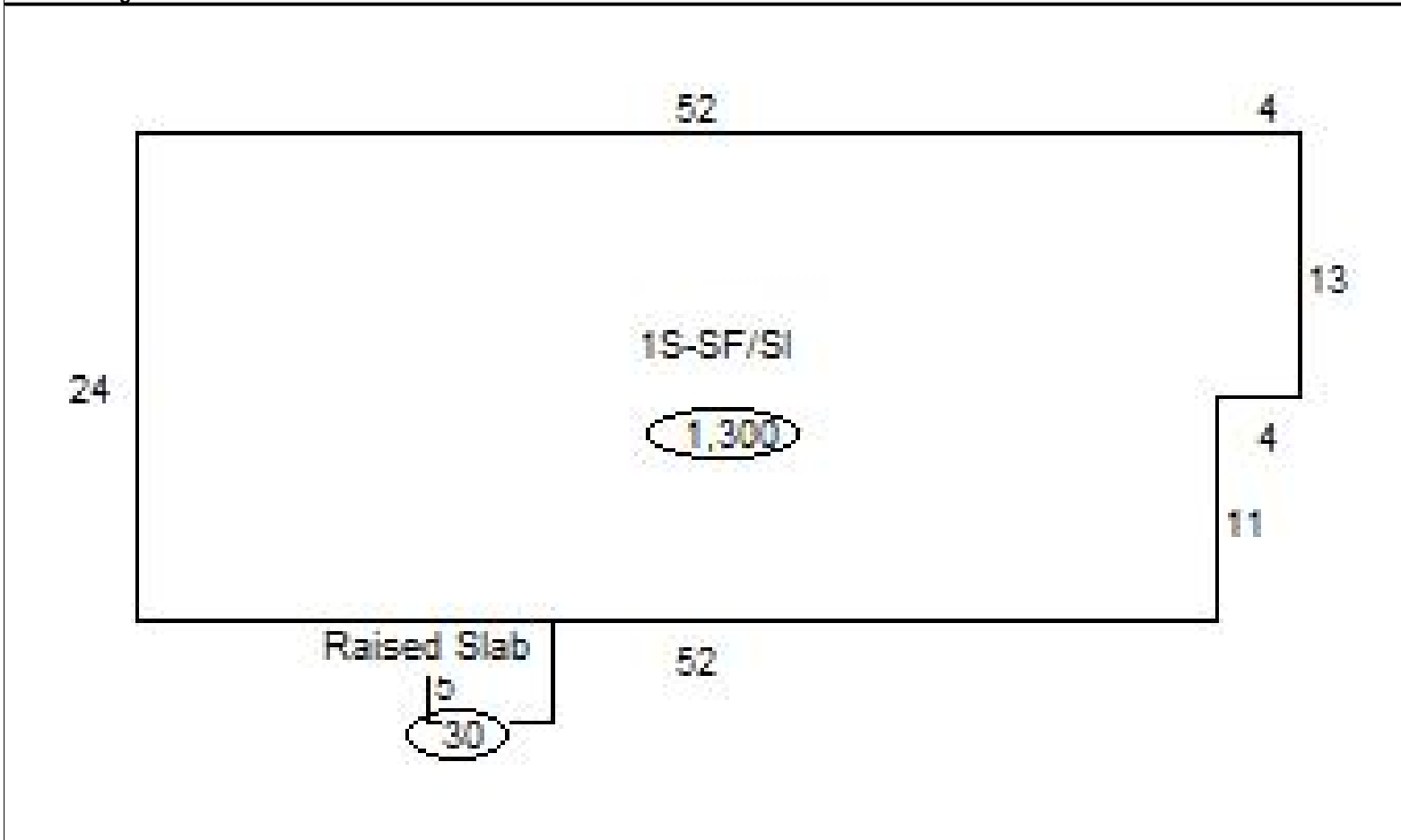
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Sketch Image

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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	1,300	1.000	1,300
2	M	PATO		20	Raised Slab	30	1.000	30
<b>Total Building Area</b>						1,300		1,300



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x24x12		Formed Metal	720
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.51 x 720)		19,807	19,807	13,667	6,140



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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	LPI		3.000	154	154	461	461
PD	PRATT LOAMY HUMMOCKY	NP	31	LPI		31.500	99	99	3,125	3,125
<b>NP Totals</b>						34.500			3,586	3,586
<b>Total Agland</b>						34.500			3,586	3,586