



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	300001846													
Parcel ID	0000-28-26N-25W-4-007-00													
Cadastral ID	0000-26N-25W-28-4-007-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13158													
MILLER, VINCENT														
P O BOX 22 LAVERNE OK 73848-														
Parcel Location														
Situs	00424 22 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	28 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71104025 -99.90436532														
SEC.28-26-25 TRACT IN SE CORNER OF THE SE4SE4 1.002 A. BOOK 722 PAGE 135														
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></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					
					723/135	MCCOY, JAY D. & (TRUST)	12/01/2016	75,000	Q					
					539/214	NORRIS, PAULINE	09/25/1998	26,500	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,000	5,000	12%	600	Assessed	10,858	729.55					
Year Frozen		Improvements	111,172	85,486		10,258	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	116,172	90,486		10,858	Total Taxable	10,858	730.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001846	MILLER, VINCENT	101	116,172	0	10,341	695.00							
2024	2024-300001846	MILLER, VINCENT	101	120,472	0	9,849	655.00							
2023	2023-300001846	MILLER, VINCENT	101	100,516	0	9,380	630.00							
2022	2022-300001846	MILLER, VINCENT	101	74,445	0	8,933	605.00							
2021	2021-300001846	MILLER, VINCENT	101	74,445	0	8,933	617.00							
2020	2020-300001846	MILLER, VINCENT	101	74,445	0	8,933	605.00							
2019	2019-0001846	MILLER, VINCENT	101	74,445		8,933	533.00							
2018	2018-0001846	MILLER, VINCENT	101	75,146		9,017	538.00							
2017	2017-0001846	MILLER, VINCENT	101	75,000		9,000	537.00							
2016	2016-0001846	MCCOY, JAY D. & (TRUST)	101	73,728		6,282	375.00							
2015	2015-0001846	MCCOY, JAY D. & (TRUST)	101	71,319		6,099	364.00							
2014	2014-0001846	MCCOY, JAY D. & (TRUST)	101	68,611		5,922	353.00							
2013	2013-0001846	MCCOY, JAY D. & (TRUST)	101	61,299		5,749	343.00							



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Lot Data	Acre - HomeSite and Tracts	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,920 / 2,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,920
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	384 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 73

House / Porch / Driveway / Garage / Sidewalk 4/26/2022

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	79.71	Total Misc Impr	+ 4,402
Roofing Adj	+ 3.48	Garage Cost	+ 14,065
Subfloor Adj	+ -1.67	Total RCN	= 297,736
Heat/Cool Adj	+ 10.77	Depreciation (72%)	- 214,370
Plumbing Adj	+ 3.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 83,366
Adj Base Cost	= 95.64	Lot Value	+ 5,000
Total Area	x 2,920	Indicated Value	= 88,366
Adjusted Cost	= 279,269	Value Per SqFt	30.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,366		
Lot Value	5,000		
Indicated Value	88,366	30.26	Per SqFt
Agland Value			
Site Improvements	24,893		
Total Value	113,259	38.79	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	860	22x5		110	40.02	4,402



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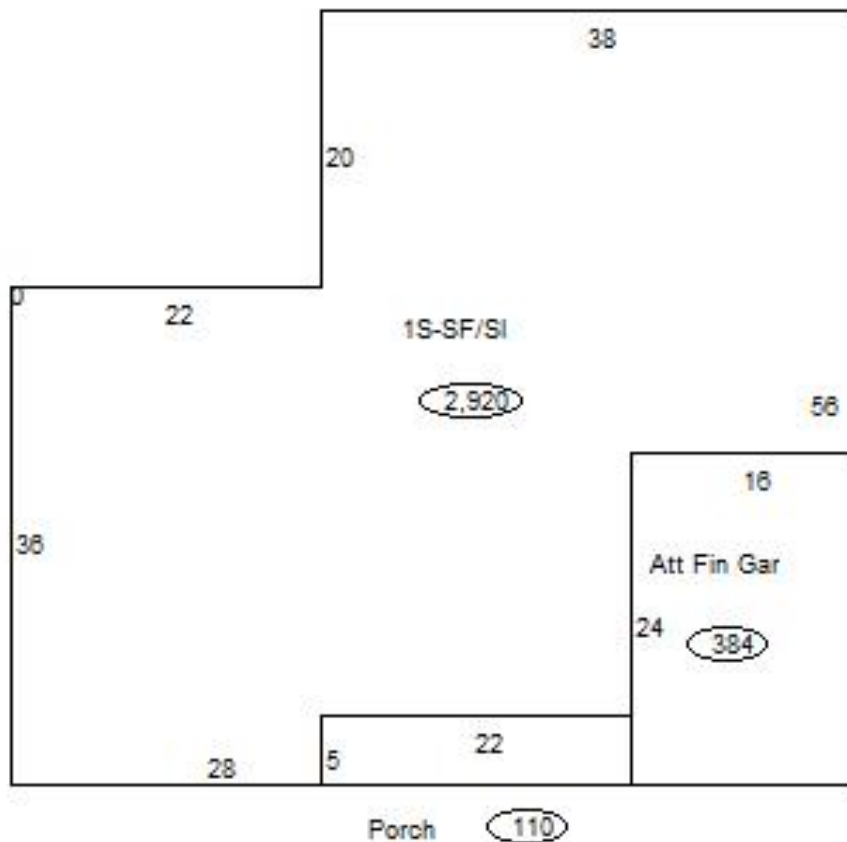
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Sketch Image

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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/Sl	2,920	1.000	2,920
2	G	5		20	Att Fin Gar	384	1.000	384
3	M	RSPC		20	Porch	110	1.000	110
Total Building Area						2,920		2,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	13x9x10		Composition Roll	117	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD	
Base Cost (23.03 x 117)		2,695		2,695	1,887	808	
	SHDS	Yard Shed - Metal	12x9x8		Galvanized Metal	108	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD	
Base Cost (22.09 x 108)		2,386		2,386	1,670	716	
	PACN	Paving - Concrete / Slab by Shed	15x5x0			75	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.43 x 75)		557		557	446	111
	UTIL	Utility Building	40x32x12		Galvanized Metal	1,280	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
	Base Cost (24.49 x 1,280)		31,347		31,347	20,376	10,971
	UTIL	Utility Building with Addition	31x45x14		Galvanized Metal	1,395	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
	Base Cost (24.35 x 1,395)		33,968		33,968	22,079	11,889
	PACN	Paving - Concrete / Driveway	20x11x0			220	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.34 x 220)		1,175		1,175	940	235	
	PACN	Paving - Concrete / Sidewalk	24x5x0			120	
	Qual	3	Cond 3	Year 1965	Eff Age 61		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.78 x 120)		814		814	651	163	