



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:47
 Page 1

Assessment Data					Primary Image									
Account	300001899													
Parcel ID	0000-34-26N-25W-4-004-00													
Cadastral ID	0000-26N-25W-34-4-004-00													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13192													
STINSON, CHRIS ARTHUR														
PO BOX 696 LAVERNE OK 73848-0000														
Parcel Location														
Situs	17667 23 RD E													
Subdivision														
Lot/Block	/	Parcel Size	1.02 - Acres											
Sec/Twn/Rng	34 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69948766 -99.89348077														
SEC.34-26-25 TRACT IN SE4 1.0206 ACRES														
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					
H	Homestead	Yes	1,000	1,000	/	STINSON, CHRIS ARTHUR								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,015	2,381	12%	286	Assessed	2,231	149.90					
Year Frozen		Improvements	27,869	11,087		1,330	Penalty	0						
Uncapped Value	0	Mobile Home	12,844	5,121		615	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	45,728	18,589		2,231	Total Taxable	1,231	83.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001899	STINSON, CHRIS ARTHUR	101	45,728	1000	1,165	78.00							
2024	2024-300001899	STINSON, CHRIS ARTHUR	101	48,801	1000	1,102	73.00							
2023	2023-300001899	STINSON, CHRIS ARTHUR	101	44,274	1000	1,042	70.00							
2022	2022-300001899	STINSON, CHRIS ARTHUR	101	39,223	1000	982	66.00							
2021	2021-300001899	STINSON, CHRIS ARTHUR	101	39,223	1000	924	64.00							
2020	2020-300001899	STINSON, CHRIS ARTHUR	101	39,223	1000	869	59.00							
2019	2019-0001899	STINSON, CHRIS ARTHUR	101	39,223		815	49.00							
2018	2018-0001899	STINSON, CHRIS ARTHUR	101	39,223		761	45.00							
2017	2017-0001899	STINSON, CHRIS ARTHUR	101	37,399		710	42.00							
2016	2016-0001899	STINSON, CHRIS ARTHUR	101	37,459		661	39.00							
2015	2015-0001899	STINSON, CHRIS ARTHUR	101	34,149		612	37.00							
2014	2014-0001899	STINSON, CHRIS ARTHUR	101	32,380		565	34.00							
2013	2013-0001899	STINSON, CHRIS ARTHUR	101	32,380		519	31.00							



Harper

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Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:47
 Page 2

Lot Data		Acre - Exempt		Primary Image				
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Acre Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 100%; width: 100%;"></div>				
Residential Data								
Type	6 Mobile Home 66 x 15							
Condition	2.5 - Fair							
Quality	2.5 - Fair							
Architecture	SWMH Singlewide MH							
Style	100% Single Wide							
Exterior Wall	100% Aluminum Lap							
Base/Total Area	990 / 990							
Style	100% Single Wide							
HVAC	100% Warmed & Cooled Air							
Roof Cover	14 Metal, Ribbed							
Area on Slab	990							
Fixture/RghIn	8 /							
Bed/F/H Bath	2 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1970 / 62							
Cost Approach		Manual :		GRM Approach				
Base Cost	48.84	Total Misc Impr	+	0	GRM Code			
Roofing Adj	+ 2.38	Garage Cost	+		Gross Rent			
Subfloor Adj	+ 0.00	Total RCN	=	62,944	Indicated Value			
Heat/Cool Adj	+ 3.58	Depreciation (80%)	-	50,355	Multiple Regression			
Plumbing Adj	+ 8.78	Lump Sums	+	0	MRA Code			
Basement Adj	+ 0.00	RCNLD	=	12,589	Adusted R			
Adj Base Cost	= 63.58	Lot Value	+		Indicated Value			
Total Area	x 990	Indicated Value	=	12,589	Direct Comparables			
Adjusted Cost	= 62,944	Value Per SqFt		12.72	Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
				Value Reconciliation				
				Selected Approach Cost Approach Improvements 12,589 Lot Value Indicated Value 12,589 12.72 Per SqFt Agland Value Site Improvements 1,654 Total Value 14,243 14.39 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:17:47
Page 3

300001899

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	15x10x6		Galvanized Metal	150
	Qual 3	Cond 3	Year 2014	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.42 x 150)	3,063		3,063	1,409
				1,654



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:47
 Page 4

Lot Data		Acre - HomeSite and Tracts
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.02	
Topography		
Street Access		
Utilities		
Amenities		
Method	Acre	
Base Lot Value	1.02 x 4,916.67 = 5,015	
Factor Value		
Adjustments		
Lot Value	5,015	



HOUSE 7/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,020 / 1,020
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 / 0.5
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 91

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	24,828	
Lot Value	5,015	
Indicated Value	29,843	29.26 Per SqFt
Agland Value		
Site Improvements	1,427	
Total Value	31,270	30.66 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.87	Total Misc Impr	+ 16,224
Roofing Adj	+ 4.39	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 124,140
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 99,312
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,828
Adj Base Cost	= 105.80	Lot Value	+ 5,015
Total Area	x 1,020	Indicated Value	= 29,843
Adjusted Cost	= 107,916	Value Per SqFt	29.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	954	28x5		140	59.33		8,306
RSPC	Raised Slab Porch - Covered	8566	20x10		200	39.59		7,918



Harper

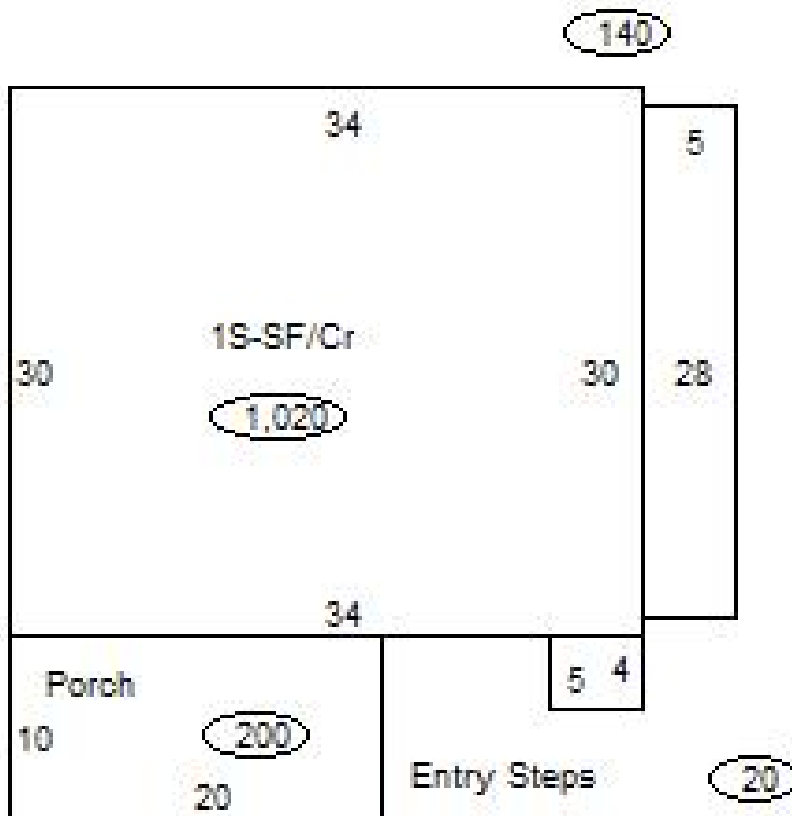
Assessment Property Record Card for Tax Year 2026

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Date 02/06/2026
Time 06:17:47
Page 5

Sketch Image

300001899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,020	1.000	1,020
2	M	EPSW		20	SWP	140	1.000	140
3	M	RSPC		20	Porch	200	1.000	200
Total Building Area						1,020		1,020



Harper


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Date 02/06/2026
 Time 06:17:47
 Page 6

300001899

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal / ROUND	15x10x6		Galvanized Metal	150		
	Qual	3	Cond	3	Year	2014	Eff Age	12
				0				
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD		
		Base Cost (17.62 x 150)	2,643		2,643	1,216	1,427	