



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:19
 Page 1

Assessment Data					Primary Image									
Account	300005776				<p>2001-00-022-001-0-001-00_002.JPG 3/1/2023</p>									
Parcel ID	2001-00-022-001-0-001-00													
Cadastral ID	2001-022-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14947													
DOWLER, JOHN C. & BETTY L. DOWLER														
P O BOX 929 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00402 KANSAS DR													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0022	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70529278 -99.89541283														
LAVERNE ORIG. BLOCK 22 LOT 1-2-3														
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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
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	4,200	3,825	12%	459	Assessed	6,929 465.56						
Year Frozen		Improvements	70,359	53,919		6,470	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -68.00						
TIF Project ID	0	Total Value	74,559	57,744		6,929	Total Taxable	5,929 398.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005776	DOWLER, JOHN C. &	202	74,559	1000	5,728	385.00							
2024	2024-300005776	DOWLER, JOHN C. &	202	81,908	1000	5,532	368.00							
2023	2023-300005776	DOWLER, JOHN C. &	202	62,094	1000	5,342	359.00							
2022	2022-300005776	DOWLER, JOHN C. &	202	62,094	1000	5,157	349.00							
2021	2021-300005776	DOWLER, JOHN C. &	202	62,094	1000	4,978	344.00							
2020	2020-300005776	DOWLER, JOHN C. &	202	62,094	1000	4,804	325.00							
2019	2019-0005776	DOWLER, JOHN C. &	202	62,167		4,635	277.00							
2018	2018-0005776	DOWLER, JOHN C. &	202	67,165		4,471	267.00							
2017	2017-0005776	DOWLER, JOHN C. &	202	64,412		4,312	257.00							
2016	2016-0005776	DOWLER, JOHN C. &	202	64,412		4,157	248.00							
2015	2015-0005776	DOWLER, JOHN C. &	202	63,572		4,007	239.00							
2014	2014-0005776	DOWLER, JOHN C. &	202	67,166		3,749	224.00							
2013	2013-0005776	DOWLER, JOHN C. &	202	70,774		3,612	216.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:19
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	<p>2001-00-022-001-0-001-00_002.JPG 3/1/2023</p>
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

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, Vinyl
Base/Total Area	2,288 / 2,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,288
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1955 / 69



2001-00-022-001-0-001-00_002.JPG 3/1/2023

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	76.32	Total Misc Impr	+ 7,024
Roofing Adj	+ 3.64	Garage Cost	+ 0
Subfloor Adj	+ -1.79	Total RCN	= 216,879
Heat/Cool Adj	+ 10.77	Depreciation (69%)	- 149,647
Plumbing Adj	+ 2.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,232
Adj Base Cost	= 91.72	Lot Value	+ 4,200
Total Area	x 2,288	Indicated Value	= 71,432
Adjusted Cost	= 209,855	Value Per SqFt	31.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,232		
Lot Value	4,200		
Indicated Value	71,432	31.22	Per SqFt
Agland Value			
Site Improvements	1,205		
Total Value	72,637	31.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH	4440	13x6		78	59.76		4,661
PATO	Slab Porch - Open	8776	10x5		50	9.78		489
WDBS	Wood Burning Stove		1		1	1,874.09		1,874



Harper

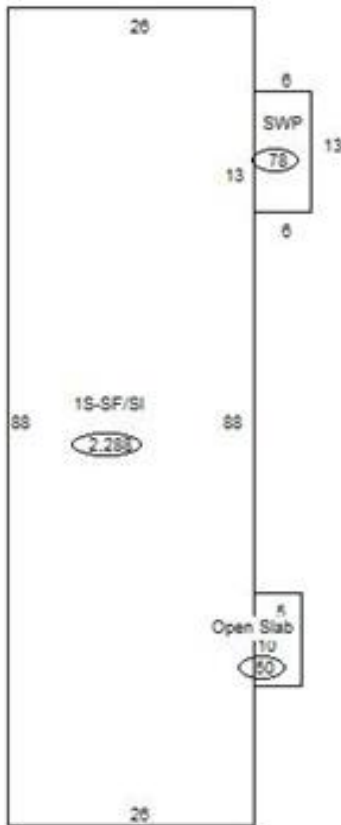
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:19
 Page 3

Sketch Image

300005776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	78	1.000	78
2	R	1	Slab	20	1S-SF/Sl	2,288	1.000	2,288
3	M	PATO		20	Open Slab	50	1.000	50
Total Building Area						2,288		2,288



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:19
 Page 4

300005776

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	20x10x10			200
	Qual 2	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary Base Cost (10.20 x 200) 2,040		Modifier Total	RCN 2,040	Depr (74% Phys/ % Func) 1,510	RCNLD 530
	SHDS	Yard Shed - Metal	12x14x8		Galvanized Metal	168
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary Base Cost (20.08 x 168) 3,373		Modifier Total	RCN 3,373	Depr (80% Phys/ % Func) 2,698	RCNLD 675