



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image									
Account	300005785				<p>2001-00-023-001-0-001-00_002.JPG 2/28/2023</p>									
Parcel ID	2001-00-023-001-0-001-00													
Cadastral ID	2001-023-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14952													
WARD, PATSY ANN														
402 SW MISSOURI AVE LAVERNE OK 73848-0000														
Parcel Location														
Situs	00402 MISSOURI													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0023	Parcel Size	3.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70891844 -99.89587497														
LAVERNE ORIG. BLOCK 23 LOT 1-2-3; E2 OF 4														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	WARD, PATSY													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	4,900	4,900	12%	588	Assessed	8,680	583.21					
Year Frozen		Improvements	67,431	67,431		8,092	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	72,331	72,331		8,680	Total Taxable	7,680	516.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005785	WARD, PATSY ANN	202	72,331	1000	7,680	516.00							
2024	2024-300005785	WARD, PATSY	202	77,206	1000	7,453	496.00							
2023	2023-300005785	WARD, PATSY	202	68,398	1000	7,208	484.00							
2022	2022-300005785	WARD, PATSY	202	68,398	1000	7,208	488.00							
2021	2021-300005785	WARD, PATSY	202	68,398	1000	7,208	498.00							
2020	2020-300005785	WARD, PATSY	202	68,398	1000	7,208	488.00							
2019	2019-0005785	WARD, PATSY	202	62,852		3,869	231.00							
2018	2018-0005785	WARD, PATSY	202	67,603		3,726	222.00							
2017	2017-0005785	WARD, PATSY	202	65,057		3,590	214.00							
2016	2016-0005785	WARD, PATSY	202	66,560		3,456	206.00							
2015	2015-0005785	WARD, PATSY	202	63,806		2,925	175.00							
2014	2014-0005785	WARD, PATSY	202	68,250		2,810	168.00							
2013	2013-0005785	WARD, PATSY	202	61,854		2,700	161.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	0	0
Lot Count		
Units Buildable	4900	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,250.00 x .40 = 4,900	
Factor Value		
Adjustments		
Lot Value	4,900	



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,250 / 2,250
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,250
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	240 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 68

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		

Cost Approach		Manual :	
Base Cost	71.05	Total Misc Impr	+ 13,653
Roofing Adj	+ 3.88	Garage Cost	+ 8,797
Subfloor Adj	+ -0.91	Total RCN	= 219,888
Heat/Cool Adj	+ 9.78	Depreciation (71%)	- 156,120
Plumbing Adj	+ 3.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 63,768
Adj Base Cost	= 87.75	Lot Value	+ 4,900
Total Area	x 2,250	Indicated Value	= 68,668
Adjusted Cost	= 197,438	Value Per SqFt	30.52

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	63,768		
Lot Value	4,900		
Indicated Value	68,668	30.52	Per SqFt
Agland Value			
Site Improvements	1,736		
Total Value	70,404	31.29	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4464	22x6		132	35.87		4,735
RSPC	Raised Slab Porch - Covered	4466	19x5		95	36.08		3,428
CPDT	Carport - Detached	4468	25x24		600	9.15		5,490



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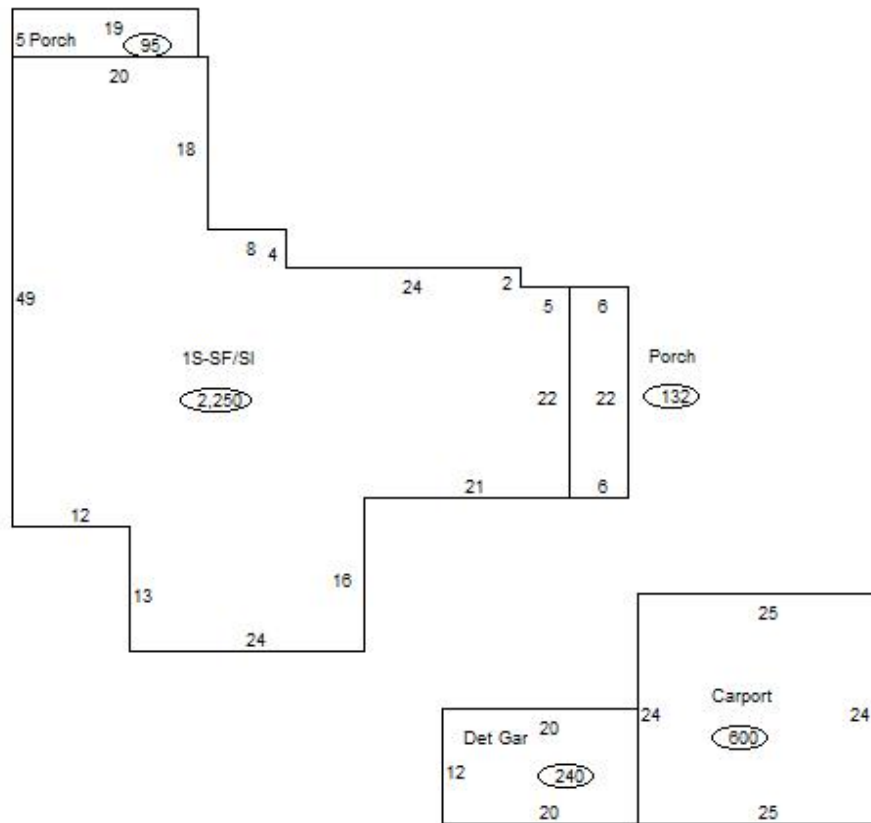
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	132	1.000	132
2	G	2		20	Det Gar	240	1.000	240
3	M	RSPC		20	Porch	95	1.000	95
4	R	1	Slab	20	1S-SF/Sl	2,250	1.000	2,250
5	M	CPDT		20	Carport	600	1.000	600
Total Building Area						2,250		2,250



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x26x8		Galvanized Metal	416
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.79 x 416)		6,985	6,985	5,588	1,397
	SHDS	Yard Shed - Metal	8x8x6		Galvanized Metal	64
	Qual	3	Cond 3	Year 1975	Eff Age 51	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (26.51 x 64)		1,697	1,697	1,358	339