



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:12:30
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Assessment Data					Primary Image										
Account 300005788 Parcel ID 2001-00-023-010-0-001-00 Cadastral ID 2001-023-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25166 GRAVES, MATTHEW A. AND ELIZABETH J. GRAVES (JT) 166245 E. GRAVES RD GATE OK 73844- Parcel Location Situs 00417 S KANSAS Subdivision LAVERNE ORIG. Lot/Block 0010 / 0023 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE															
Legal Description Lat/Long: 36.70637955 -99.89573677															
Building Permits					House, Porch & Sidewalk 2/28/2023										
Exemptions					Sale History										
Code Type Active Maximum Exemption					Number Description Opened Closed Amount										
LAVERNE ORIG. BLOCK 23 LOTS 10-11-12 BOOK 771 PAGE 68					771/68 WARD, ALFRED & 09/30/2022 38,000 21 770/266 WENDT, ROBERT J. 08/26/2022 21 769/238 WARD, ALFRED & 07/12/2022 25,000 21 / WARD, ALFRED &										
Parcel Valuation					Assessment History										
Source REAL		Fair Cash		Capped		Asmnt Level		Assessed		Levy Rate 67.190		Current Tax			
Remove Cap 2023		Land Value 4,200		Improvements 28,269		Mobile Home 0		Total Value 32,469		Assessed 2,104		Penalty 0			
Year Frozen		Uncapped Value 0		TIF Project ID 0		Total Taxable 2,104		Exemption 0		Current Tax 141.37		Exemption 0			
Tax Year		Statement Number		Billed Owner		Tax Area		Total Value		Exemptions		Taxable Value		Billed Tax	
2025		2025-300005788		GRAVES, MATTHEW A. AND		202		32,469		0		2,004		135.00	
2024		2024-300005788		GRAVES, MATTHEW A. AND		202		36,086		0		1,908		127.00	
2023		2023-300005788		GRAVES, MATTHEW A. AND		202		15,146		0		1,818		122.00	
2022		2022-300005788		GRAVES, MATTHEW A. AND		202		15,146		0		1,818		123.00	
2021		2021-300005788		WARD, ALFRED &		202		15,146		0		1,818		126.00	
2020		2020-300005788		WARD, ALFRED &		202		15,146		0		1,818		123.00	
2019		2019-0005788		WARD, ALFRED &		202		11,935				1,412		84.00	
2018		2018-0005788		WARD, ALFRED &		202		12,941				1,345		80.00	
2017		2017-0005788		WARD, ALFRED &		202		12,645				1,281		76.00	
2016		2016-0005788		WARD, ALFRED &		202		12,645				1,220		73.00	
2015		2015-0005788		WARD, ALFRED &		202		10,488				1,162		69.00	
2014		2014-0005788		WARD, ALFRED &		202		10,815				1,106		66.00	
2013		2013-0005788		GRIMES, TERRY		202		18,175				1,054		63.00	



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
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	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	540 / 540
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	540
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	FULL -
Year/Eff Age	1940 / 52

2001-00-023-010-0-001-00	02/28/23
House, Porch & Sidewalk	2/28/2023

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	95.23	Total Misc Impr	+ 7,256
Roofing Adj	+ 5.55	Garage Cost	+
Subfloor Adj	+ -1.18	Total RCN	= 67,677
Heat/Cool Adj	+ 1.56	Depreciation (58%)	- 39,253
Plumbing Adj	+ 10.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 28,424
Adj Base Cost	= 111.89	Lot Value	+ 4,200
Total Area	x 540	Indicated Value	= 32,624
Adjusted Cost	= 60,421	Value Per SqFt	60.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,424		
Lot Value	4,200		
Indicated Value	32,624	60.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	32,624	60.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8613	14x6		84	36.13		3,035
PATC	Patio - Covered	8624	16x8		128	15.82		2,025
CPDT	Carport - Detached	8625	20x12		240	9.15		2,196



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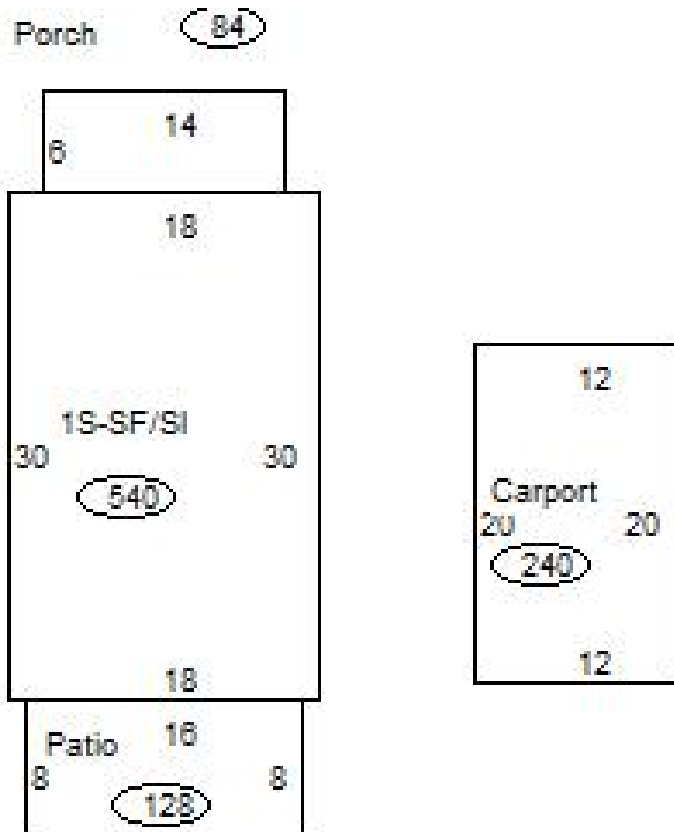
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Sketch Image

300005788



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	540	1.000	540
2	M	RSPC		20	Porch	84	1.000	84
3	M	PATC		20	Patio	128	1.000	128
4	M	CPDT		20	Carport	240	1.000	240
Total Building Area						540		540