



# 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	300005790				<p>2001-00-023-013-0-002-00 02/28/23</p> <p>2001-00-023-013-0-002-00_002.JPG 2/28/2023</p>									
Parcel ID	2001-00-023-013-0-002-00													
Cadastral ID	2001-023-013-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14957													
STINSON, JUSTIN WADE														
520 SW 3RD ST LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	00422 SW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0023	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.70734271 -99.89609119														
LAVERNE ORIG. BLOCK 23 LOTS S2 OF 13-14-15-16 BOOK 752 PAGE 629														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	STINSON, JUSTIN WADE													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,400	12%	288	Assessed	5,921 397.83						
Year Frozen		Improvements	61,888	46,947		5,633	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	64,688	49,347		5,921	Total Taxable	4,921 331.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005790	STINSON, JUSTIN WADE	202	64,688	1000	4,750	319.00							
2024	2024-300005790	STINSON, JUSTIN WADE	202	69,863	1000	4,581	305.00							
2023	2023-300005790	STINSON, JUSTIN WADE	202	55,670	1000	4,420	297.00							
2022	2022-300005790	STINSON, JUSTIN WADE	202	55,670	0	5,261	356.00							
2021	2021-300005790	STINSON, JUSTIN WADE	202	55,670	0	5,011	346.00							
2020	2020-300005790	STINSON, JUSTIN WADE	202	55,670	0	4,773	323.00							
2019	2019-0005790	STINSON, GARY WADE &	202	55,949		4,545	271.00							
2018	2018-0005790	STINSON, GARY W.	202	60,218		4,329	258.00							
2017	2017-0005790	STINSON, GARY W.	202	57,806		4,123	246.00							
2016	2016-0005790	STINSON, GARY W.	202	57,806		3,927	234.00							
2015	2015-0005790	STINSON, GARY W.	202	57,062		3,739	223.00							
2014	2014-0005790	STINSON, GARY W.	202	61,123		3,171	189.00							
2013	2013-0005790	STINSON, GARY W.	202	56,280		3,020	180.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	<p>2001-00-023-013-0-002-00 02/28/23</p> <p>2001-00-023-013-0-002-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 72

Cost Approach		Manual :	
Base Cost	88.15	Total Misc Impr	+ 14,956
Roofing Adj	+ 4.11	Garage Cost	+
Subfloor Adj	+ -1.96	Total RCN	= 200,013
Heat/Cool Adj	+ 10.77	Depreciation ( 71%)	- 142,009
Plumbing Adj	+ 3.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 58,004
Adj Base Cost	= 104.67	Lot Value	+ 2,800
Total Area	x 1,768	Indicated Value	= 60,804
Adjusted Cost	= 185,057	Value Per SqFt	34.39

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	58,004		
Lot Value	2,800		
Indicated Value	60,804	34.39	Per SqFt
Agland Value			
Site Improvements	2,042		
Total Value	62,846	35.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4484	275		275	22.20		6,105
CPAT	Carport - Attached	4485	40x24		960	9.22		8,851



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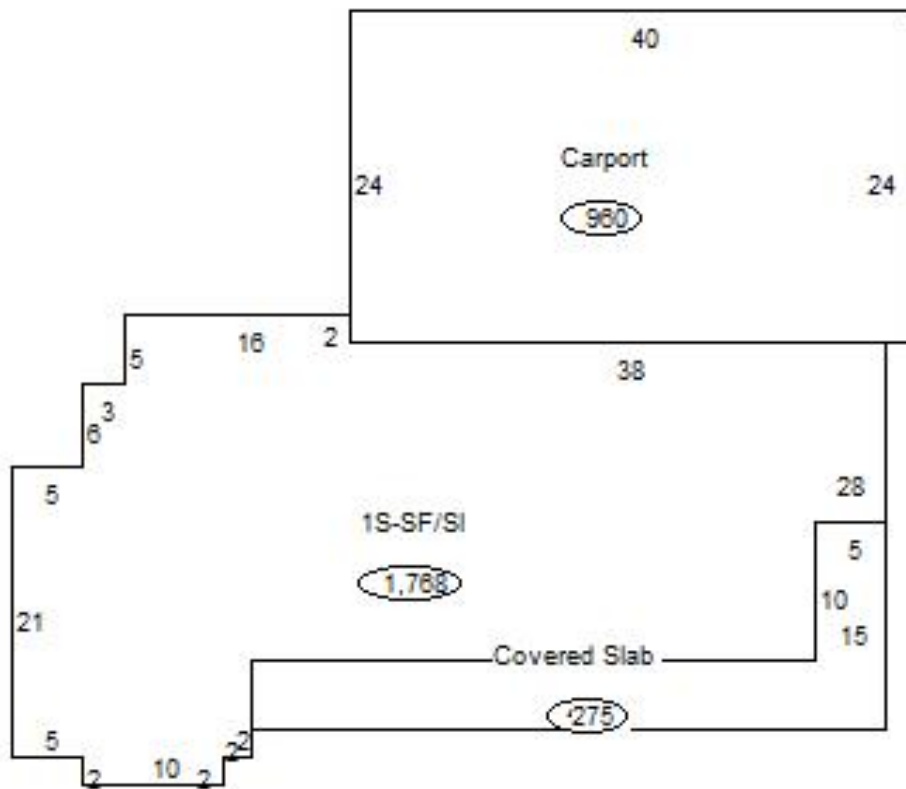
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Sketch Image

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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	1,768	1.000	1,768
2	M	PRCH		20	Covered Slab	275	1.000	275
3	M	CPAT		20	Carport	960	1.000	960
<b>Total Building Area</b>						1,768		1,768



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	15x12x8		Composition Roll	180
	Qual 3	Cond 3	Year 2014	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.01 x 180)		3,782		3,782 1,740		2,042