



# 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	300005795													
Parcel ID	2001-00-024-004-0-001-00													
Cadastral ID	2001-024-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14962													
CALDWELL, ROBERT TODD														
PO BOX 23 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00311 SW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0004 / 0024	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70737179 -99.89462322														
LAVERNE ORIG. BLOCK 24 LOTS 4-5-6														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					720/428	CLASON, JERRY D., ETAL	09/30/2016	18,000	21					
					565/390	DREW, CASEY H.	06/13/2001	19,000	PQ					
					560/53	JOHNSTON, WILLA DEAN ET VIR	08/30/2000	12,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	3,311	222.47					
Year Frozen		Improvements	23,727	23,395		2,807	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	27,927	27,595		3,311	Total Taxable	3,311	222.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005795	CALDWELL, ROBERT TODD			202	27,927	0	3,154	212.00					
2024	2024-300005795	CALDWELL, ROBERT TODD			202	30,952	0	3,004	200.00					
2023	2023-300005795	CALDWELL, ROBERT TODD			202	23,839	0	2,861	192.00					
2022	2022-300005795	CALDWELL, ROBERT TODD			202	23,839	0	2,757	187.00					
2021	2021-300005795	CALDWELL, ROBERT TODD			202	23,839	0	2,625	181.00					
2020	2020-300005795	CALDWELL, ROBERT TODD			202	23,839	0	2,500	169.00					
2019	2019-0005795	CALDWELL, ROBERT TODD			202	23,925		2,381	142.00					
2018	2018-0005795	CALDWELL, ROBERT TODD			202	25,847		2,268	135.00					
2017	2017-0005795	CALDWELL, ROBERT TODD			202	18,000		2,160	129.00					
2016	2016-0005795	CALDWELL, ROBERT TODD			202	24,987		2,999	179.00					
2015	2015-0005795	CLASON, JERRY D., ETAL			202	24,720		2,909	174.00					
2014	2014-0005795	CLASON, MERLE D.			202	26,141		2,771	165.00					
2013	2013-0005795	CLASON, MERLE D.			202	29,902		2,639	157.00					



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
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	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	700 / 700
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	336 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1945 / 81

2001-00-024-004-0-001-00\_001.JPG 2/28/2023

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	104.01	Total Misc Impr	+ 6,819
Roofing Adj	+ 4.96	Garage Cost	+ 13,335
Subfloor Adj	+ 0.00	Total RCN	= 104,021
Heat/Cool Adj	+ 1.73	Depreciation ( 79%)	- 82,176
Plumbing Adj	+ 9.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,845
Adj Base Cost	= 119.81	Lot Value	+ 4,200
Total Area	x 700	Indicated Value	= 26,045
Adjusted Cost	= 83,867	Value Per SqFt	37.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,845		
Lot Value	4,200		
Indicated Value	26,045	37.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	26,045	37.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4496	20x6		120	39.98		4,798
PATC	Patio - Covered	4497	20x6		120	16.84		2,021



Harper

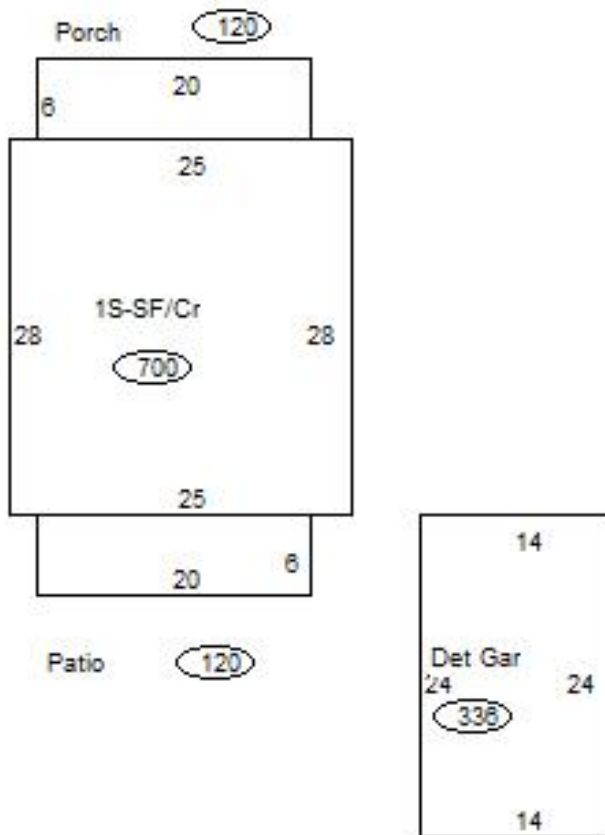
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Sketch Image

300005795



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	700	1.000	700
2	M	RSPC		20	Porch	120	1.000	120
3	M	PATC		20	Patio	120	1.000	120
4	G	2		20	Det Gar	336	1.000	336
<b>Total Building Area</b>						<b>700</b>		<b>700</b>