




# 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	300005798				 <p>2001-00-024-013-0-001-00_003.JPG 2/28/2023</p>									
Parcel ID	2001-00-024-013-0-001-00													
Cadastral ID	2001-024-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14965													
CREED, GARY II & VANESSA CREED														
PO BOX 635 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00324 SW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0024	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70733571 -99.89541050														
LAVERNE ORIG. BLOCK 24 LOTS S 82' OF 13-14-15-16														
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										
676/233	KOINZAN, LONNIE	12/20/2011	80,000	Q										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	3,280	3,280	12%	394	Assessed	8,282 556.47						
Year Frozen		Improvements	65,734	65,734		7,888	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	69,014	69,014		8,282	Total Taxable	7,282 489.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005798	CREED, GARY II &	202	69,014	1000	7,282	489.00							
2024	2024-300005798	CREED, GARY II &	202	76,844	1000	7,750	515.00							
2023	2023-300005798	CREED, GARY II &	202	70,794	1000	7,496	503.00							
2022	2022-300005798	CREED, GARY II &	202	70,794	1000	7,496	507.00							
2021	2021-300005798	CREED, GARY II AND	202	70,794	1000	7,496	518.00							
2020	2020-300005798	CREED, GARY II AND	202	70,794	1000	7,496	508.00							
2019	2019-0005798	CREED, GARY II AND	202	69,497		7,340	438.00							
2018	2018-0005798	CREED, GARY II AND	202	74,696		7,964	475.00							
2017	2017-0005798	CREED, GARY II AND	202	73,489		7,819	467.00							
2016	2016-0005798	CREED, GARY II AND	202	75,228		8,027	479.00							
2015	2015-0005798	CREED, GARY II AND	202	74,278		7,913	472.00							
2014	2014-0005798	CREED, GARY II AND	202	75,722		8,087	483.00							
2013	2013-0005798	CREED, GARY II AND	202	80,000		8,600	513.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 82	<p>2001-00-024-013-0-001-00 02/28/23</p> <p>2001-00-024-013-0-001-00_003.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3280	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,200.00 x .40 = 3,280	
Factor Value		
Adjustments		
Lot Value	3,280	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,300 / 2,600
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1950 / 79

Cost Approach		Manual :	
Base Cost	66.98	Total Misc Impr	+ 14,151
Roofing Adj	+ 2.09	Garage Cost	+ 20,390
Subfloor Adj	+ 0.00	Total RCN	= 251,927
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 191,464
Plumbing Adj	+ 3.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 60,463
Adj Base Cost	= 83.61	Lot Value	+ 3,280
Total Area	x 2,600	Indicated Value	= 63,743
Adjusted Cost	= 217,386	Value Per SqFt	24.52

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	60,463	
Lot Value	3,280	
Indicated Value	63,743	24.52 Per SqFt
Agland Value		
Site Improvements	2,704	
Total Value	66,447	25.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4511	28x14		392	9.22		3,614
RSPC	Raised Slab Porch - Covered	4512	26x8		208	39.56		8,228
WODO	Wood Deck - Open	4513	10x10		100	23.09		2,309



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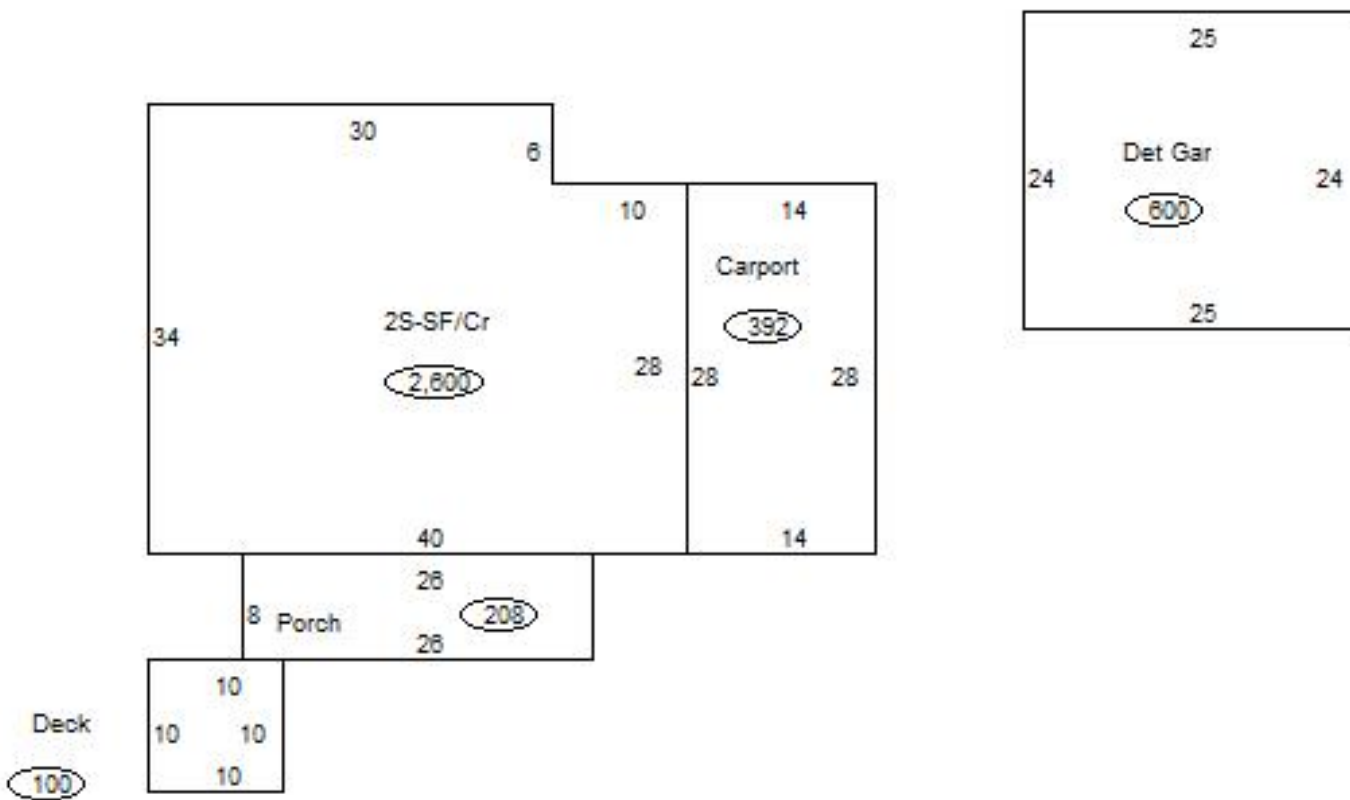
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2S-SF/Cr	1,300	2.000	2,600
2	M	CPAT		20	Carport	392	1.000	392
3	M	RSPC		20	Porch	208	1.000	208
4	M	WODO		20	Deck	100	1.000	100
5	G	2		20	Det Gar	600	1.000	600
<b>Total Building Area</b>						1,300		2,600



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	38x12x14		Galvanized Metal	456
	Qual	3	Cond 3	Year 2019	Eff Age 7	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.05 x 456)		4,583		4,583		1,879
						2,704