




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	300005801				 <p>2001-00-024-020-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-024-020-0-001-00													
Cadastral ID	2001-024-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14967													
MASON, STEVEN R. TRUST & BARBARA N. MASON TRUST														
PO BOX 816 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00312 SW FOURTH ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0020 / 0024	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70939235 -99.89717720														
LAVERNE ORIG. BLOCK 24 LOTS 20-21 BOOK 695 PAGE 727														
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 colspan="5"> </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										
514/369	KINNEY, THAD HENRY, ETUX	04/24/1996	39,000	MQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	7,174 482.02						
Year Frozen		Improvements	68,485	56,987		6,838	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	71,285	59,787		7,174	Total Taxable	6,174 415.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005801	MASON, STEVEN R. TRUST &	202	71,285	1000	5,966	401.00							
2024	2024-300005801	MASON, STEVEN R. TRUST &	202	77,939	1000	5,763	383.00							
2023	2023-300005801	MASON, STEVEN R. TRUST &	202	54,715	1000	5,566	374.00							
2022	2022-300005801	MASON, STEVEN R. & (TRUST)	202	54,715	1000	5,566	377.00							
2021	2021-300005801	MASON, STEVEN R. & (TRUST)	202	54,715	1000	5,566	384.00							
2020	2020-300005801	MASON, STEVEN R. & (TRUST)	202	54,715	1000	5,488	372.00							
2019	2019-0005801	MASON, STEVEN R. & (TRUST)	202	54,814		5,299	316.00							
2018	2018-0005801	MASON, STEVEN R. & (TRUST)	202	59,123		5,116	305.00							
2017	2017-0005801	MASON, STEVEN R. & (TRUST)	202	56,687		4,937	295.00							
2016	2016-0005801	MASON, STEVEN R. & (TRUST)	202	56,687		4,764	284.00							
2015	2015-0005801	MASON, STEVEN R. & (TRUST)	202	57,068		4,597	274.00							
2014	2014-0005801	MASON, STEVEN R. & (TRUST)	202	61,185		4,434	265.00							
2013	2013-0005801	MASON, STEVEN R. &	202	74,851		4,276	255.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-024-020-0-001-00_001.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, Plywood or Hardboard
Base/Total Area	1,764 / 1,764
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,764
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	780 Total, 780 Partition
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

Cost Approach		Manual :	
Base Cost	79.15	Total Misc Impr	+ 3,426
Roofing Adj	+ 3.83	Garage Cost	+
Subfloor Adj	+ -1.86	Total RCN	= 202,564
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 135,718
Plumbing Adj	+ 3.61	Lump Sums	+ 0
Basement Adj	+ 17.38	RCNLD	= 66,846
Adj Base Cost	= 112.89	Lot Value	+ 2,800
Total Area	x 1,764	Indicated Value	= 69,646
Adjusted Cost	= 199,138	Value Per SqFt	39.48

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	66,846		
Lot Value	2,800		
Indicated Value	69,646	39.48	Per SqFt
Agland Value			
Site Improvements	1,348		
Total Value	70,994	40.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4523	26x12		312	9.22		2,877
PRCH	Slab Porch - Covered	4524	6x4		24	22.87		549



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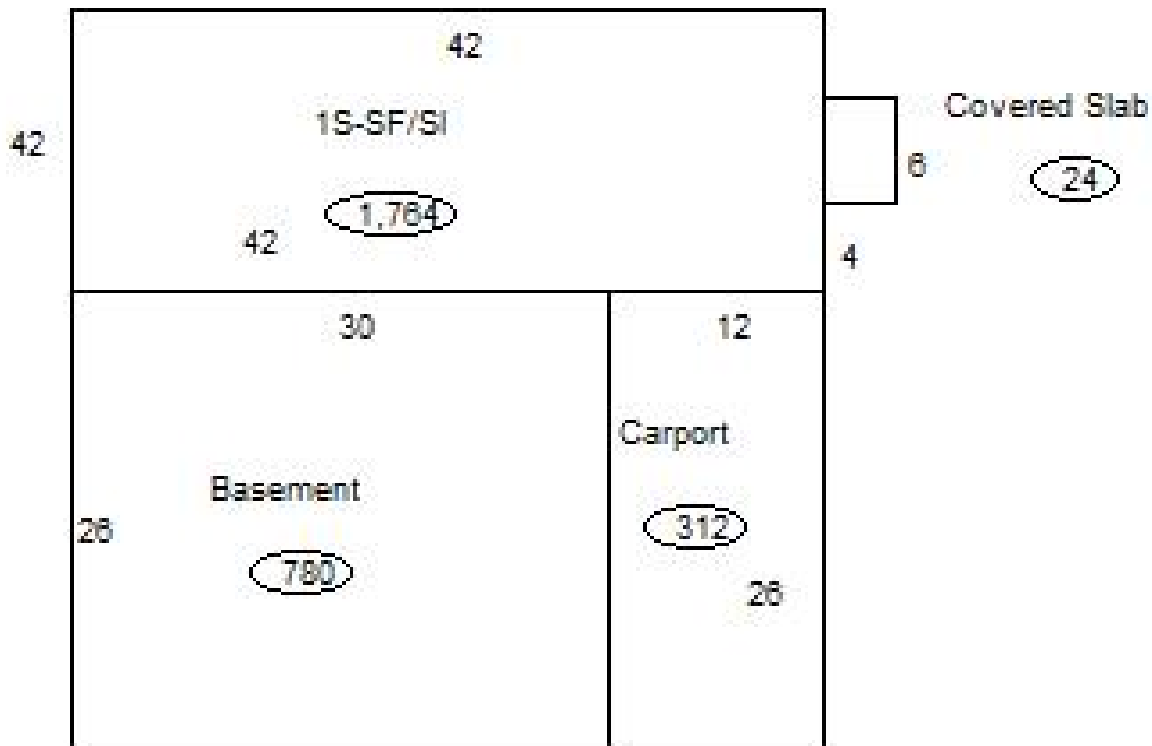
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Sketch Image

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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/SI	1,764	1.000	1,764
2	B	1		20	Basement	780	1.000	780
3	M	CPAT		20	Carport	312	1.000	312
4	M	PRCH		20	Covered Slab	24	1.000	24
Total Building Area						1,764		1,764



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	25x15x8		Composition Shingle	375
	Qual	3	Cond 3	Year 1980	Eff Age 46	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (17.97 x 375)	6,739	6,739	5,391	1,348