




# 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   | 300005804                   |                       |          |             |  <p>2001-00-025-004-0-001-00_001.JPG 2/28/2023</p> |  |               |             |        |  |  |  |  |  |
| Parcel ID   | 2001-00-025-004-0-001-00    |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Cadastral ID  | 2001-025-004-00-0-001-00    |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Property Type   | REAL - Real Property        |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Property Class  | UR                          | VI Area               | 1        |             |  |  |               |             |        |  |  |  |  |  |
| Tax Area  | 202 - 1T-LAVERNE-C          |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Name ID   | 14969                       |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| WIDMEYER, MARGARET F.   |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| 215 SW 3RD<br>LAVERNE OK 73848-0000   |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| <b>Parcel Location</b>  |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Situs   | 00215 SW THIRD ST           |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Subdivision   | LAVERNE ORIG.               |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Lot/Block   | 0004 / 0025                 | Parcel Size           | 2 - Lots |             |  |  |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng   | / / /                       |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Neighborhood  | 200100 - LAVERNE ORIG\MULTI |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| School District   | 1-LAVERN - 1-LAVERNE        |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.70903419 -99.89401844   |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| LAVERNE ORIG. BLOCK 25 LOT 4-5  |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| <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   | <b>Sale History</b>  |  |               |             |        |  |  |  |  |  |
| H   | Homestead                   | Yes                   | 1,000    | 1,000       | Bk/Pg  | Grantor  | Date          | Price       | Code   |  |  |  |  |  |
|   |                             |                       |          |             | 575/239  | MOORE, GEORGE & SUK (TRUS<br>WIDMEYER, MARGARET F. | 10/04/2002    | 35,000      | Q      |  |  |  |  |  |
|   |                             |                       |          |             | /  |  |               |             |        |  |  |  |  |  |
| <b>Parcel Valuation</b>   |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Source  | REAL                        | Fair Cash             | Capped   | Asmnt Level | Assessed   | Levy Rate  | 67.190        | Current Tax |        |  |  |  |  |  |
| Remove Cap  |                             | Land Value            | 2,800    | 1,509       | 12%  | 181  | Assessed      | 4,631       | 311.16 |  |  |  |  |  |
| Year Frozen   | 2013                        | Improvements          | 68,809   | 37,079      |  | 4,450  | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value  | 0                           | Mobile Home           | 0        | 0           |  | 0  | Exemption     | 1,000       | -67.00 |  |  |  |  |  |
| TIF Project ID  | 0                           | Total Value           | 71,609   | 38,588      |  | 4,631  | Total Taxable | 3,631       | 244.00 |  |  |  |  |  |
| <b>Assessment History</b>   |                             |                       |          |             |  |  |               |             |        |  |  |  |  |  |
| Tax Year  | Statement Number            | Billed Owner          | Tax Area | Total Value | Exemptions   | Taxable Value                                      | Billed Tax    |             |        |  |  |  |  |  |
| 2025  | 2025-300005804              | WIDMEYER, MARGARET F. | 202      | 71,609      | 1000   | 3,631  | 244.00        |             |        |  |  |  |  |  |
| 2024  | 2024-300005804              | WIDMEYER, MARGARET F. | 202      | 77,481      | 1000   | 3,630  | 241.00        |             |        |  |  |  |  |  |
| 2023  | 2023-300005804              | WIDMEYER, MARGARET F. | 202      | 43,732      | 1000   | 3,631  | 244.00        |             |        |  |  |  |  |  |
| 2022  | 2022-300005804              | WIDMEYER, MARGARET F. | 202      | 43,732      | 1000   | 3,631  | 246.00        |             |        |  |  |  |  |  |
| 2021  | 2021-300005804              | WIDMEYER, MARGARET F. | 202      | 43,732      | 1000   | 3,631  | 251.00        |             |        |  |  |  |  |  |
| 2020  | 2020-300005804              | WIDMEYER, MARGARET F. | 202      | 43,732      | 1000   | 3,631  | 246.00        |             |        |  |  |  |  |  |
| 2019  | 2019-0005804                | WIDMEYER, MARGARET F. | 202      | 43,892      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2018  | 2018-0005804                | WIDMEYER, MARGARET F. | 202      | 47,227      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2017  | 2017-0005804                | WIDMEYER, MARGARET F. | 202      | 45,390      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2016  | 2016-0005804                | WIDMEYER, MARGARET F. | 202      | 45,390      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2015  | 2015-0005804                | WIDMEYER, MARGARET F. | 202      | 44,825      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2014  | 2014-0005804                | WIDMEYER, MARGARET F. | 202      | 47,862      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |
| 2013  | 2013-0005804                | WIDMEYER, MARGARET F. | 202      | 49,058      |  | 3,631  | 217.00        |             |        |  |  |  |  |  |




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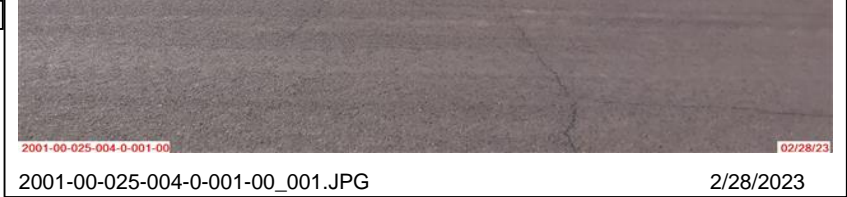
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| Lot Data        | Square-Foot - LAVERNE ORIGMULTI | Primary Image  |
|-----------------|---------------------------------|--|
| Lot Size        | 50 x 140                        |  <p>2001-00-025-004-0-001-00_001.JPG 2/28/2023</p> |
| Lot Count       |                                 |  |
| 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    | 50% Veneer, Masonry 50% Frame, Plywood or Ha     |
| Base/Total Area  | 1,292 / 1,292                                    |
| Style            | 100% One Story                                   |
| HVAC             | 100% Floor Furnace 1 Wall Air Conditioners (Cour |
| Roof Cover       | 1 Composition Shingle                            |
| Area on Slab     | 1,292  |
| Fixture/RghIn    | 5 /  |
| Bed/F/H Bath     | 2 / 1.0 /  |
| Basement Area    |  |
| Garage Type      | 308 Attached Garage - Unfinished                 |
| Remodel          |  |
| Year/Eff Age     | 1960 / 66  |



| 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     | 89.30     | Total Misc Impr     | + 26,192  |
| Roofing Adj   | + 4.10    | Garage Cost         | + 9,658   |
| Subfloor Adj  | + -1.96   | Total RCN           | = 162,595 |
| Heat/Cool Adj | + 1.73    | Depreciation ( 67%) | - 108,938 |
| Plumbing Adj  | + 4.94    | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 53,657  |
| Adj Base Cost | = 98.10   | Lot Value           | + 2,800   |
| Total Area    | x 1,292   | Indicated Value     | = 56,457  |
| Adjusted Cost | = 126,745 | Value Per SqFt      | 43.70     |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 53,657        |       |                      |
| Lot Value            | 2,800         |       |                      |
| Indicated Value      | 56,457        | 43.70 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 13,442        |       |                      |
| Total Value          | 69,899        | 54.10 | Total Value Per SqFt |

| Miscellaneous Improvements |                             |           |       |      |       |           |            |
|----------------------------|-----------------------------|-----------|-------|------|-------|-----------|------------|
| Code                       | Description                 | Sketch ID | Size  | Year | Units | Unit Cost | Depr Value |
| EPSW                       | ENCLOSED PORCH              | 4537      | 40x11 |      | 440   | 57.23     | 25,181     |
| RSPC                       | Raised Slab Porch - Covered | 8778      | 5x5   |      | 25    | 40.43     | 1,011      |



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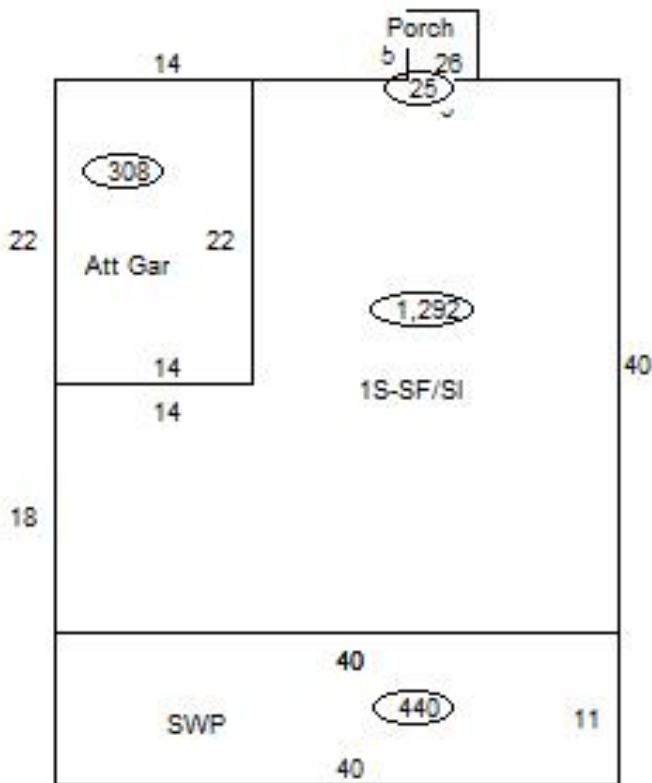
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Sketch Image

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Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | G    | 1    |            | 20    | Att Gar       | 308       | 1.000      | 308        |
| 2                          | M    | EPSW |            | 20    | SWP           | 440       | 1.000      | 440        |
| 3                          | R    | 1    | Slab       | 20    | 1S-SF/SI      | 1,292     | 1.000      | 1,292      |
| 4                          | M    | RSPC |            | 20    | Porch         | 25        | 1.000      | 25         |
| <b>Total Building Area</b> |      |      |            |       |               | 1,292     |            | 1,292      |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description               | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|---------------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL   | Utility Building          | 40x50x10              |            | Galvanized Metal               | 2,000        |
|  | Qual 3 | Cond 3                    | Year 1980             | Eff Age 46 |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (69% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (21.68 x 2,000) | 43,360                | 43,360     | 29,918                         | 13,442       |