



# 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	300005815													
Parcel ID	2001-00-026-009-0-001-00													
Cadastral ID	2001-026-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14978													
THORNE, KANDIE														
511 N. BROADWAY LAVERNE OK 73848-														
Parcel Location														
Situs	00119 SW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0009 / 0026	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 2/1/2024														
Legal Description Lat/Long: 36.70825323 -99.89331213														
LAWYER ORIG. BLOCK 26 LOTS 9-10														
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					
					556/715	DUNSWORTH, LEO ETUX	06/13/2000	4,000	QV					
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	970	65.17					
Year Frozen		Improvements	14,724	5,283	634	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	17,524	8,083	970	Total Taxable	970	65.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005815	THORNE, KANDIE	202	17,524	0	924	62.00							
2024	2024-300005815	THORNE, KANDIE	202	18,690	0	880	59.00							
2023	2023-300005815	THORNE, KANDIE	202	16,777	0	838	56.00							
2022	2022-300005815	THORNE, KANDIE	202	8,541	0	798	54.00							
2021	2021-300005815	THORNE, KANDIE	202	8,352	0	760	52.00							
2020	2020-300005815	THORNE, KANDIE	202	6,035	0	724	49.00							
2019	2019-0005815	THORNE, KANDIE	202	6,035		724	43.00							
2018	2018-0005815	THORNE, KANDIE	202	6,622		708	42.00							
2017	2017-0005815	THORNE, KANDIE	202	6,477		675	40.00							
2016	2016-0005815	THORNE, KANDIE	202	6,477		644	38.00							
2015	2015-0005815	THORNE, KANDIE	202	6,432		613	37.00							
2014	2014-0005815	THORNE, KANDIE	202	6,673		583	35.00							
2013	2013-0005815	THORNE, KANDIE	202	26,776		556	33.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	50 x 140	
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	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	960 / 960
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	960
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 134

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	14,867		
Lot Value	2,800		
Indicated Value	17,667	18.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,667	18.40	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	68.80	Total Misc Impr	+ 282
Roofing Adj	+ 3.36	Garage Cost	+ 282
Subfloor Adj	+ 0.00	Total RCN	= 74,336
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 59,469
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 14,867
Adj Base Cost	= 77.14	Lot Value	+ 2,800
Total Area	x 960	Indicated Value	= 17,667
Adjusted Cost	= 74,054	Value Per SqFt	18.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	11537	6x3		18	15.65		282



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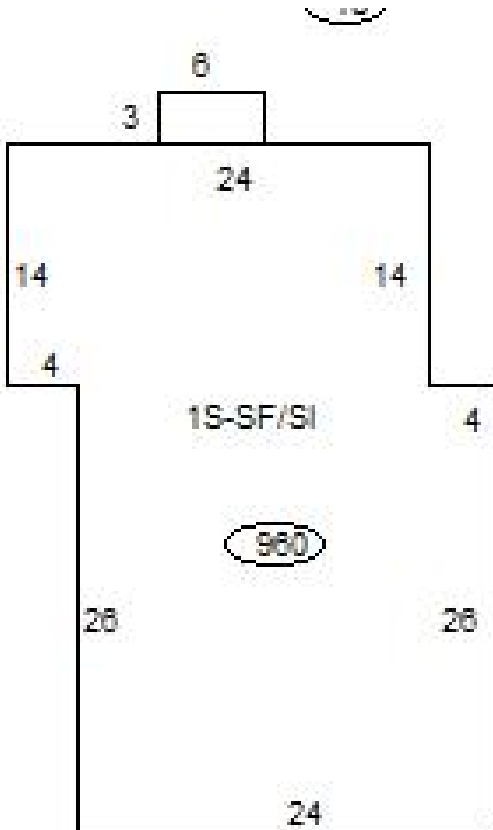
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Sketch Image

300005815



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	960	1.000	960
2	M	PRCH		20	Covered Slab	18	1.000	18
<b>Total Building Area</b>						960		960