




# 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	300005816				 <p>FRONT OF HOUSE 2/1/2024</p>																																							
Parcel ID	2001-00-026-011-0-001-00																																											
Cadastral ID	2001-026-011-00-0-001-00																																											
Property Type	REAL - Real Property																																											
Property Class	UR	VI Area	2																																									
Tax Area	202 - 1T-LAVERNE-C																																											
Name ID	14979																																											
CASH, DUSTON LEE																																												
PO BOX 262 LAVERNE OK 73848-0000																																												
Parcel Location																																												
Situs	00401 S OKLAHOMA																																											
Subdivision	LAVERNE ORIG.																																											
Lot/Block	0011 / 0026	Parcel Size	2 - Lots																																									
Sec/Twn/Rng	/ / /																																											
Neighborhood	200100 - LAVERNE ORIG\MULTI																																											
School District	1-LAVERN - 1-LAVERNE																																											
Legal Description Lat/Long: 36.70931328 -99.89244548																																												
LAVERNE ORIG BLOCK 26 LOTS 11-12																																												
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																																			
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Exemptions																																												
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					/	CASH, DUSTON LEE																																						
Sale History																																												
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%	Assessed	12,112	813.81																																				
Year Frozen		Improvements	98,141	98,141		Penalty	0																																					
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-67.00																																				
TIF Project ID	0	Total Value	100,941	100,941		Total Taxable	11,112	747.00																																				
Assessment History																																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																					
2025	2025-300005816	CASH, DUSTON LEE	202	100,941	1000	11,112	747.00																																					
2024	2024-300005816	CASH, DUSTON LEE	202	100,389	1000	11,047	735.00																																					
2023	2023-300005816	CASH, DUSTON LEE	202	99,748	1000	10,970	737.00																																					
2022	2022-300005816	CASH, DUSTON LEE	202	98,730	1000	10,848	734.00																																					
2021	2021-300005816	CASH, DUSTON LEE	202	97,085	1000	10,650	735.00																																					
2020	2020-300005816	CASH, DUSTON LEE	202	97,184	1000	10,459	708.00																																					
2019	2019-0005816	CASH, DUSTON LEE	202	100,547		11,065	660.00																																					
2018	2018-0005816	CASH, ARAINE B. &	202	112,209		12,465	744.00																																					
2017	2017-0005816	CASH, ARAINE B. &	202	112,500		13,500	806.00																																					
2016	2016-0005816	CASH, ARAINE B. &	202	98,655		11,838	706.00																																					
2015	2015-0005816	BARBY, ALLEN AND	202	98,983		11,878	709.00																																					
2014	2014-0005816	BARBY, ALLEN AND	202	110,216		11,377	679.00																																					
2013	2013-0005816	BARBY, ALLEN AND	202	160,555		10,836	647.00																																					




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	 <p>2001-00-026-011-0-001-00 01/30/24</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	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,722 / 1,722
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,722
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	986 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44

FRONT OF HOUSE 2/1/2024

### 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	95,858		
Lot Value	2,800		
Indicated Value	98,658	57.29	Per SqFt
Agland Value			
Site Improvements	859		
Total Value	99,517	57.79	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.44	Total Misc Impr	+ 6,069
Roofing Adj	+ 3.49	Garage Cost	+ 21,556
Subfloor Adj	+ -0.94	Total RCN	= 199,704
Heat/Cool Adj	+ 9.78	Depreciation ( 52%)	- 103,846
Plumbing Adj	+ 5.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 95,858
Adj Base Cost	= 99.93	Lot Value	+ 2,800
Total Area	x 1,722	Indicated Value	= 98,658
Adjusted Cost	= 172,079	Value Per SqFt	57.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4566	195	1982	195	8.54		1,665
PRCH	Slab Porch - Covered	4567	44x5	1982	220	20.02		4,404





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	20x4x0	Concrete		80
	Qual	2	Cond 2	Year 2012	Eff Age 17	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.56 x 80)	525		525	420	105
	PACN	Paving - Concrete / DRIVEWAY	28x25x0	Concrete		700
	Qual	2	Cond 2	Year 2010	Eff Age 19	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.68 x 700)	2,576		2,576	2,061	515
	SHDS	Storage	10x6x6	Dirt	Composition Shingle	60
	Qual	2	Cond 2	Year 1980	Eff Age 55	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.94 x 60)	1,196		1,196	957	239