




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:58  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300005820 <b>Parcel ID</b> 2001-00-026-021-0-001-00 <b>Cadastral ID</b> 2001-026-021-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25137 SIMPSON, SCOTT B. & KRISTINE K. SIMPSON REV. TRST  PO BOX 343 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00420 S BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0021 / 0026 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2001-00-026-021-0-001-00 01/30/24</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.70829410 -99.89309459 LAVERNE ORIG. BLOCK 26 LOTS 21-22																																																																																																																				
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																
Number	Description	Opened	Closed	Amount																																																																																																																
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 5,600</td> <td>5,600</td> <td>12%</td> <td>672</td> <td>Assessed</td> <td>5,520</td> <td>370.89</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 40,402</td> <td>40,402</td> <td></td> <td>4,848</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 46,002</td> <td>46,002</td> <td></td> <td>5,520</td> <td>Total Taxable</td> <td>5,520</td> <td>371.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2023	Land Value 5,600	5,600	12%	672	Assessed	5,520	370.89	Year Frozen		Improvements 40,402	40,402		4,848	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 46,002	46,002		5,520	Total Taxable	5,520	371.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>769/543</td> <td>UNDERHILL, DENNIS A. JR.</td> <td>06/29/2022</td> <td>145,000</td> <td>07</td> </tr> <tr> <td>506/5</td> <td>HENRY, JAMES F. ETAL</td> <td>01/30/1995</td> <td>24,000</td> <td>QM</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	769/543	UNDERHILL, DENNIS A. JR.	06/29/2022	145,000	07	506/5	HENRY, JAMES F. ETAL	01/30/1995	24,000	QM																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																												
Remove Cap	2023	Land Value 5,600	5,600	12%	672	Assessed	5,520	370.89																																																																																																												
Year Frozen		Improvements 40,402	40,402		4,848	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																												
TIF Project ID	0	Total Value 46,002	46,002		5,520	Total Taxable	5,520	371.00																																																																																																												
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
769/543	UNDERHILL, DENNIS A. JR.	06/29/2022	145,000	07																																																																																																																
506/5	HENRY, JAMES F. ETAL	01/30/1995	24,000	QM																																																																																																																
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300005820</td><td>SIMPSON, SCOTT B. &amp;</td><td>202</td><td>46,002</td><td>0</td><td>5,334</td><td>358.00</td></tr> <tr><td>2024</td><td>2024-300005820</td><td>SIMPSON, SCOTT B. &amp;</td><td>202</td><td>46,949</td><td>0</td><td>5,080</td><td>338.00</td></tr> <tr><td>2023</td><td>2023-300005820</td><td>SIMPSON, SCOTT B. &amp;</td><td>202</td><td>40,317</td><td>0</td><td>4,838</td><td>325.00</td></tr> <tr><td>2022</td><td>2022-300005820</td><td>SIMPSON, SCOTT B. &amp;</td><td>202</td><td>30,075</td><td>0</td><td>3,566</td><td>241.00</td></tr> <tr><td>2021</td><td>2021-300005820</td><td>UNDERHILL, DENNIS A. JR.</td><td>202</td><td>28,932</td><td>0</td><td>3,396</td><td>234.00</td></tr> <tr><td>2020</td><td>2020-300005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>30,457</td><td>0</td><td>3,235</td><td>219.00</td></tr> <tr><td>2019</td><td>2019-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>30,457</td><td></td><td>3,080</td><td>184.00</td></tr> <tr><td>2018</td><td>2018-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>30,457</td><td></td><td>2,933</td><td>175.00</td></tr> <tr><td>2017</td><td>2017-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>30,614</td><td></td><td>2,794</td><td>167.00</td></tr> <tr><td>2016</td><td>2016-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>30,614</td><td></td><td>2,662</td><td>159.00</td></tr> <tr><td>2015</td><td>2015-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>28,659</td><td></td><td>2,534</td><td>151.00</td></tr> <tr><td>2014</td><td>2014-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>28,659</td><td></td><td>2,414</td><td>144.00</td></tr> <tr><td>2013</td><td>2013-0005820</td><td>UNDERHILL, DENNIS A.</td><td>202</td><td>50,436</td><td></td><td>2,299</td><td>137.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005820	SIMPSON, SCOTT B. &	202	46,002	0	5,334	358.00	2024	2024-300005820	SIMPSON, SCOTT B. &	202	46,949	0	5,080	338.00	2023	2023-300005820	SIMPSON, SCOTT B. &	202	40,317	0	4,838	325.00	2022	2022-300005820	SIMPSON, SCOTT B. &	202	30,075	0	3,566	241.00	2021	2021-300005820	UNDERHILL, DENNIS A. JR.	202	28,932	0	3,396	234.00	2020	2020-300005820	UNDERHILL, DENNIS A.	202	30,457	0	3,235	219.00	2019	2019-0005820	UNDERHILL, DENNIS A.	202	30,457		3,080	184.00	2018	2018-0005820	UNDERHILL, DENNIS A.	202	30,457		2,933	175.00	2017	2017-0005820	UNDERHILL, DENNIS A.	202	30,614		2,794	167.00	2016	2016-0005820	UNDERHILL, DENNIS A.	202	30,614		2,662	159.00	2015	2015-0005820	UNDERHILL, DENNIS A.	202	28,659		2,534	151.00	2014	2014-0005820	UNDERHILL, DENNIS A.	202	28,659		2,414	144.00	2013	2013-0005820	UNDERHILL, DENNIS A.	202	50,436		2,299	137.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-300005820	SIMPSON, SCOTT B. &	202	46,002	0	5,334	358.00																																																																																																													
2024	2024-300005820	SIMPSON, SCOTT B. &	202	46,949	0	5,080	338.00																																																																																																													
2023	2023-300005820	SIMPSON, SCOTT B. &	202	40,317	0	4,838	325.00																																																																																																													
2022	2022-300005820	SIMPSON, SCOTT B. &	202	30,075	0	3,566	241.00																																																																																																													
2021	2021-300005820	UNDERHILL, DENNIS A. JR.	202	28,932	0	3,396	234.00																																																																																																													
2020	2020-300005820	UNDERHILL, DENNIS A.	202	30,457	0	3,235	219.00																																																																																																													
2019	2019-0005820	UNDERHILL, DENNIS A.	202	30,457		3,080	184.00																																																																																																													
2018	2018-0005820	UNDERHILL, DENNIS A.	202	30,457		2,933	175.00																																																																																																													
2017	2017-0005820	UNDERHILL, DENNIS A.	202	30,614		2,794	167.00																																																																																																													
2016	2016-0005820	UNDERHILL, DENNIS A.	202	30,614		2,662	159.00																																																																																																													
2015	2015-0005820	UNDERHILL, DENNIS A.	202	28,659		2,534	151.00																																																																																																													
2014	2014-0005820	UNDERHILL, DENNIS A.	202	28,659		2,414	144.00																																																																																																													
2013	2013-0005820	UNDERHILL, DENNIS A.	202	50,436		2,299	137.00																																																																																																													



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:58  
Page 2

Lot Data	Primary Image	
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable 5600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,000.00 x .80 = 5,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,600</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,672</p> <p>Total Base Value 200,306</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 200,306</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 40,061</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 40,061</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 40,061</p> <p>Land Value 5,600</p> <p>Cost Approach Value 45,661 27.31/SqFt</p>	<p>Image ID 27660</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description OLD MOTEL</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 5,600</p> <p>Total Appraised Value 45,661 27.31/SqFt</p>	



Harper

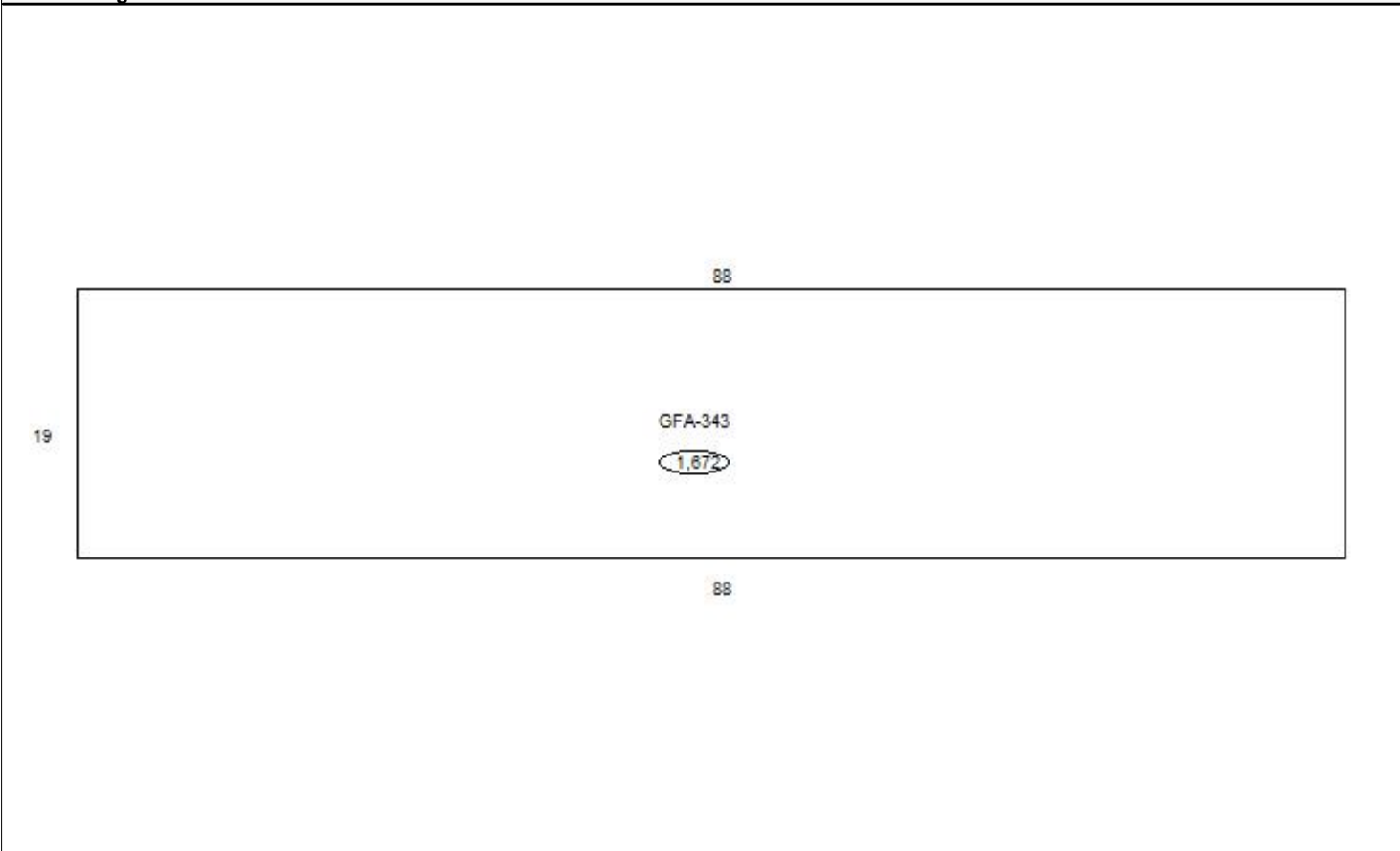
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:58  
Page 3

Sketch Image

300005820



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	343		13	GFA-343	1,672	1.000	1,672
<b>Total Building Area</b>						1,672		1,672



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:12:58  
Page 4

Account 300005820  
Parcel ID 2001-00-026-021-0-001-00  
Cadastral ID 2001-026-021-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name SIMPSON, SCOTT B. &

### Building Data

Building ID 127  
Building Sequence 1  
Occupancy 1 343 Motel 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,672  
Average Perimeter 214  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1965  
Effective Age 85  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 6 - Wall Furnace  
Roof Type Flat  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 69.16  
Wall Cost 47.18  
HVAC Cost 3.46  
Basement Cost 0.00  
Total Base Cost 119.80  
Total Area 1,672  
Base RCN 200,306  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 200,306  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (160,245)  
Total RCNLD 40,061  
Lump Sums  
Total Building Value 40,061 \$ 23.96 Per SqFt