




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:59
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Assessment Data					Primary Image									
Account	300005821				 <p>HOUSE 2/1/2024</p>									
Parcel ID	2001-00-026-023-0-001-00													
Cadastral ID	2001-026-023-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25137													
SIMPSON, SCOTT B. & KRISTINE K. SIMPSON REV. TRST														
PO BOX 343 LAVERNE OK 73848-														
Parcel Location														
Situs	00422 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0023 / 0026	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70942634 -99.89295569														
LAWERNE ORIG. BLOCK 26 LOTS 23-24														
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					
					769/543	UNDERHILL, DENNIS A. JR.	06/29/2022	145,000	07					
					506/5	HENRY, JAMES F. ETAL	01/30/1995	24,000	QM					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2023	Land Value	2,800	2,800	12%	336	Assessed	10,907	732.84					
Year Frozen		Improvements	88,094	88,094		10,571	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	90,894	90,894		10,907	Total Taxable	10,907	733.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005821	SIMPSON, SCOTT B. &	202	90,894	0	10,907	733.00							
2024	2024-300005821	SIMPSON, SCOTT B. &	202	96,294	0	10,953	728.00							
2023	2023-300005821	SIMPSON, SCOTT B. &	202	86,929	0	10,431	701.00							
2022	2022-300005821	SIMPSON, SCOTT B. &	202	82,137	0	9,856	667.00							
2021	2021-300005821	UNDERHILL, DENNIS A. JR.	202	82,501	0	9,900	683.00							
2020	2020-300005821	UNDERHILL, DENNIS A.	202	82,065	1000	8,739	592.00							
2019	2019-0005821	UNDERHILL, DENNIS A.	202	82,065		8,847	528.00							
2018	2018-0005821	UNDERHILL, DENNIS A.	202	85,132		8,783	524.00							
2017	2017-0005821	UNDERHILL, DENNIS A.	202	83,460		8,498	507.00							
2016	2016-0005821	UNDERHILL, DENNIS A.	202	82,666		8,130	485.00							
2015	2015-0005821	UNDERHILL, DENNIS A.	202	82,143		7,864	469.00							
2014	2014-0005821	UNDERHILL, DENNIS A.	202	84,906		7,605	454.00							
2013	2013-0005821	UNDERHILL, DENNIS A.	202	69,624		7,355	439.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,077 / 1,077
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	2 /
Bed/F/H Bath	0 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

HOUSE	2/1/2024
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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	

Cost Approach		Manual :	
Base Cost	99.33	Total Misc Impr	+ 2,637
Roofing Adj	+ 4.34	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 128,851
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 86,330
Plumbing Adj	+ 2.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,521
Adj Base Cost	= 117.19	Lot Value	+ 2,800
Total Area	x 1,077	Indicated Value	= 45,321
Adjusted Cost	= 126,214	Value Per SqFt	42.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,521		
Lot Value	2,800		
Indicated Value	45,321	42.08	Per SqFt
Agland Value			
Site Improvements	45,042		
Total Value	90,363	83.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4579	6x4		24	9.78		235
EPSW	Enclosed Porch - Solid Wall	4580	10x4		40	60.04		2,402



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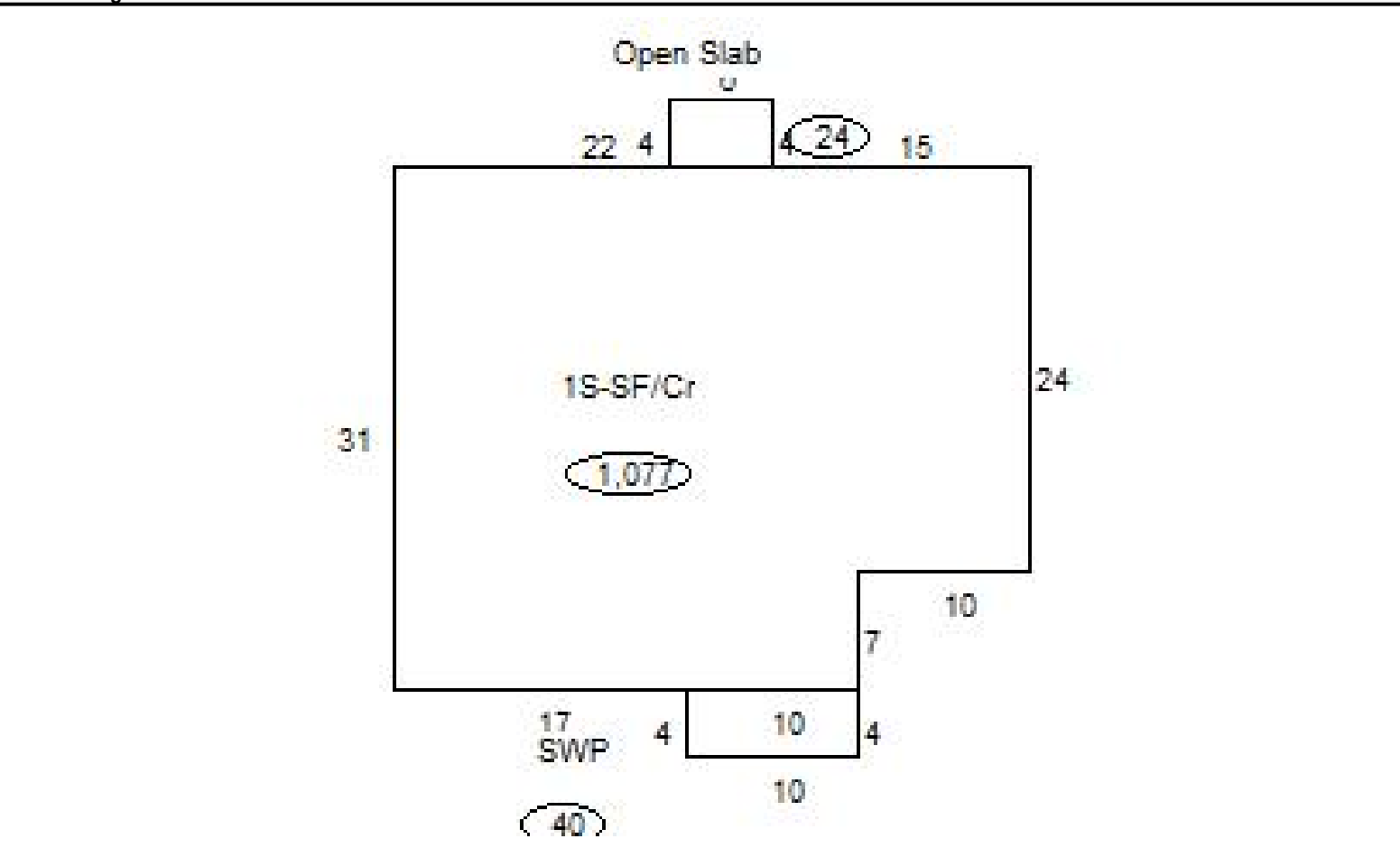
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,077	1.000	1,077
2	M	PATO		20	Open Slab	24	1.000	24
3	M	EPSW		20	SWP	40	1.000	40
Total Building Area						1,077		1,077



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2001-00-026-023-0-001-00 06-25-2020</p>	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual	3	Cond 3.5	Year 2013	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (23.87 x 2,400)	57,288	57,288	14,322	42,966
	PACN	Paving - Concrete Drives (360x2) & W 147	0x0x0			867
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD
		Base Cost (4.10 x 867)	3,555	3,555	2,737	818
 <p>2001-00-026-023-0-001-00 06-25-2020</p>	CPDT	DET CARPORT-METAL	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ 0% Func)	RCNLD
		Base Cost (7.94 x 360)	2,858	2,858	1,600	1,258