



# 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	300005824																							
Parcel ID	2001-00-027-004-0-001-00																							
Cadastral ID	2001-027-004-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	2																					
Tax Area	202 - 1T-LAVERNE-C																							
Name ID	14986																							
DUNSWORTH, KANDIE & MICHELLE MARR																								
511 N BROADWAY LAVERNE OK 73848-																								
Parcel Location																								
Situs	00113 SE THIRD ST																							
Subdivision	LAVERNE ORIG.																							
Lot/Block	0004 / 0027	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: 36.70640006 -99.89537039																								
Building Permits																								
LAVERNE ORIG. BLOCK 27 LOTS 4-5																								
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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															
					710/780	CRISSUP, STACEY	08/13/2015	10,200	11															
					708/108	NEW START PROPERTIES, L.L	08/23/2014	14,667	21															
					531/310	BROWER, EDWIN ETALS	12/05/1997	16,000	MU															
					/	DUNSWORTH, KANDIE &																		
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	4,375	293.96															
Year Frozen		Improvements	33,655	33,655		4,039	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	36,455	36,455		4,375	Total Taxable	4,375	294.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-300005824	DUNSWORTH, KANDIE &			202	36,455	0	4,194	282.00															
2024	2024-300005824	DUNSWORTH, KANDIE &			202	39,045	0	3,995	266.00															
2023	2023-300005824	DUNSWORTH, KANDIE &			202	38,573	0	3,805	256.00															
2022	2022-300005824	DUNSWORTH, KANDIE &			202	30,196	0	3,624	245.00															
2021	2021-300005824	DUNSWORTH, KANDIE &			202	29,636	0	3,556	246.00															
2020	2020-300005824	DUNSWORTH, KANDIE &			202	30,823	0	3,699	251.00															
2019	2019-0005824	DUNSWORTH, KANDIE &			202	29,724		1,416	85.00															
2018	2018-0005824	DUNSWORTH, KANDIE &			202	32,161		1,349	81.00															
2017	2017-0005824	DUNSWORTH, KANDIE &			202	30,877		1,285	77.00															
2016	2016-0005824	DUNSWORTH, KANDIE &			202	10,200		1,224	73.00															
2015	2015-0005824	DUNSWORTH, KANDIE &			202	30,484		1,846	110.00															
2014	2014-0005824	NEW START PROPERTIES, L.L.C.			202	32,608		1,758	105.00															
2013	2013-0005824	NEW START PROPERTIES, L.L.C.			202	33,316		1,674	100.00															




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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	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	980 / 980
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1930 / 87

HOUSE 2/1/2024

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	33,877		
Lot Value	2,800		
Indicated Value	36,677	37.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	36,677	37.43	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	98.12	Total Misc Impr	+ 8,386
Roofing Adj	+ 5.09	Garage Cost	+ 15,424
Subfloor Adj	+ 0.00	Total RCN	= 135,510
Heat/Cool Adj	+ 1.97	Depreciation ( 75%)	- 101,633
Plumbing Adj	+ 8.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,877
Adj Base Cost	= 113.98	Lot Value	+ 2,800
Total Area	x 980	Indicated Value	= 36,677
Adjusted Cost	= 111,700	Value Per SqFt	37.43

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Cnc. Pav Cls C	0	35x12		420	4.70		1,974
EPSW	Enclosed Porch - Solid Wall	4589	14x7		98	65.43		6,412



Harper

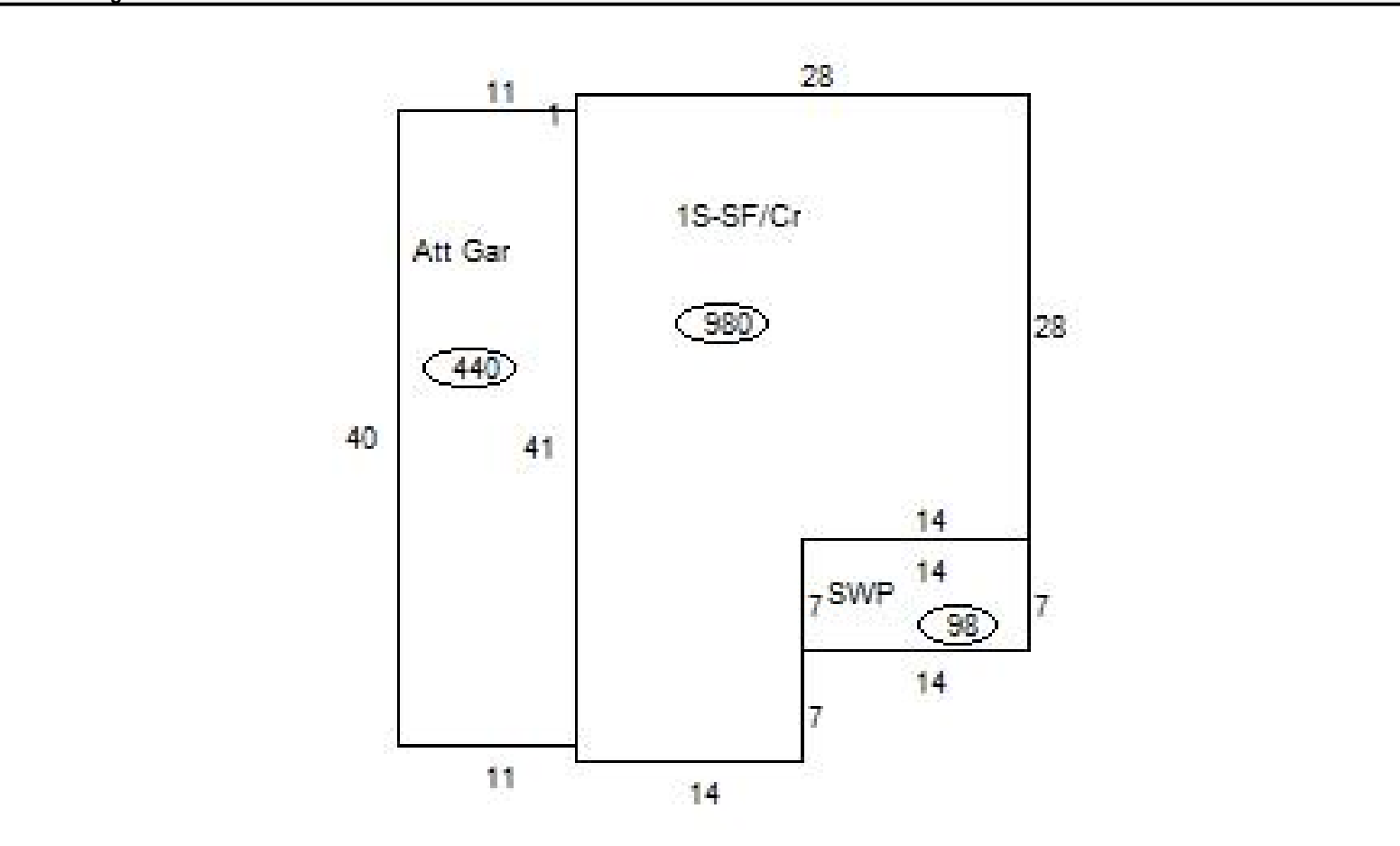
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Sketch Image

300005824



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	440	1.000	440
2	M	EPSW		20	SWP	98	1.000	98
3	R	1	Crawl	20	1S-SF/Cr	980	1.000	980
<b>Total Building Area</b>						980		980