



# 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	300005829																												
Parcel ID	2001-00-027-019-0-001-00																												
Cadastral ID	2001-027-019-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	2																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	25296																												
FOX, LOREANN																													
P O BOX 1143 LAVERNE OK 73848-																													
Parcel Location																													
Situs	00114 SE FOURTH ST																												
Subdivision	LAVERNE ORIG.																												
Lot/Block	0019 / 0027	Parcel Size	2 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	200100 - LAVERNE ORIG\MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
Legal Description Lat/Long: 36.70918158 -99.89438285																													
LAVERNE ORIG BLOCK 27 LOTS 19-20 BOOK 775 PAGE 124 NAME AFF																													
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> <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																				
					700/414	ARTHAUD, DOUGLAS R. &	07/29/2014		04																				
					626/418	JOACHIMS, DONNETTA	07/06/2007	23,500	Q																				
					568/137	PARKER, BRYCE N. ETAL	10/15/2001	20,053	PQ																				
					549/130	SAVELY, RODNEY D. ETUX	10/13/1999	22,000	PQ																				
					547/244	PRICE, LAWRENCE F.	07/28/1999	0	MU																				
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	4,305	289.25																				
Year Frozen		Improvements	33,081	33,081		3,969	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	35,881	35,881		4,305	Total Taxable	4,305	289.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300005829	FOX, LOREANN	202	35,881	0	4,305	289.00																						
2024	2024-300005829	FOX, LOREANN	202	38,762	0	4,375	291.00																						
2023	2023-300005829	FOX, LOREANN	202	37,834	0	4,167	280.00																						
2022	2022-300005829	ARTHAUD, DOUGLAS R. &	202	34,848	0	3,968	269.00																						
2021	2021-300005829	ARTHAUD, DOUGLAS R. AND	202	31,494	0	3,779	261.00																						
2020	2020-300005829	ARTHAUD, DOUGLAS R. AND	202	30,245	0	3,629	246.00																						
2019	2019-0005829	ARTHAUD, DOUGLAS R. AND	202	29,641		3,557	212.00																						
2018	2018-0005829	ARTHAUD, DOUGLAS R. AND	202	32,908		3,949	236.00																						
2017	2017-0005829	ARTHAUD, DOUGLAS R. AND	202	32,339		3,881	232.00																						
2016	2016-0005829	ARTHAUD, DOUGLAS R. AND	202	33,107		3,780	226.00																						
2015	2015-0005829	ARTHAUD, DOUGLAS R. AND	202	32,668		3,599	215.00																						
2014	2014-0005829	ARTHAUD, DOUGLAS R. AND	202	35,813		3,428	205.00																						
2013	2013-0005829	ARTHAUD, DOUGLAS R. AND	202	45,784		3,265	195.00																						



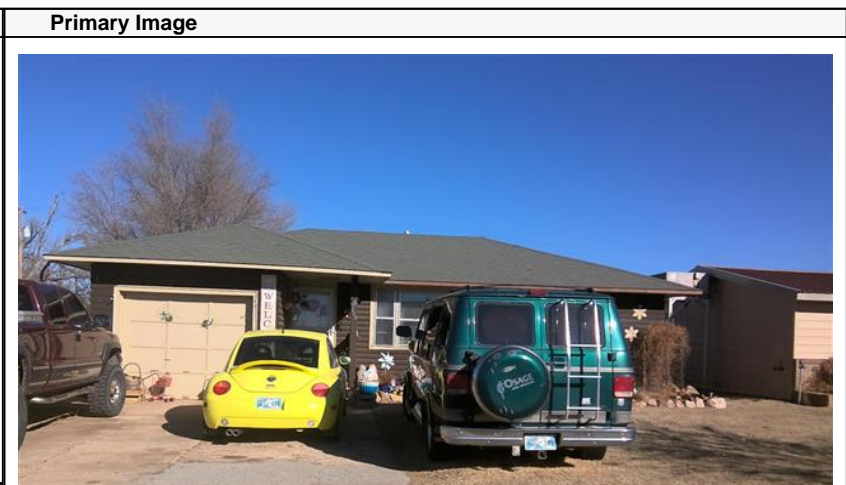
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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50 x 140		
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,000.00 x .40 = 2,800		
Factor Value			
Adjustments			
Lot Value	2,800		



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	773 / 773
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 62

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	

Cost Approach		Manual :	
Base Cost	90.82	Total Misc Impr	+ 2,754
Roofing Adj	+ 4.13	Garage Cost	+ 6,869
Subfloor Adj	+ 1.70	Total RCN	= 96,987
Heat/Cool Adj	+ 9.27	Depreciation ( 68%)	- 65,951
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,036
Adj Base Cost	= 113.02	Lot Value	+ 2,800
Total Area	x 773	Indicated Value	= 33,836
Adjusted Cost	= 87,364	Value Per SqFt	43.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,036		
Lot Value	2,800		
Indicated Value	33,836	43.77	Per SqFt
Agland Value			
Site Improvements	1,250		
Total Value	35,086	45.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PACN	Cnc. Pav Cls C	0	34x16		544	3.82		2,078
PRCH	Slab Porch - Covered	4604	7x5		35	19.31		676



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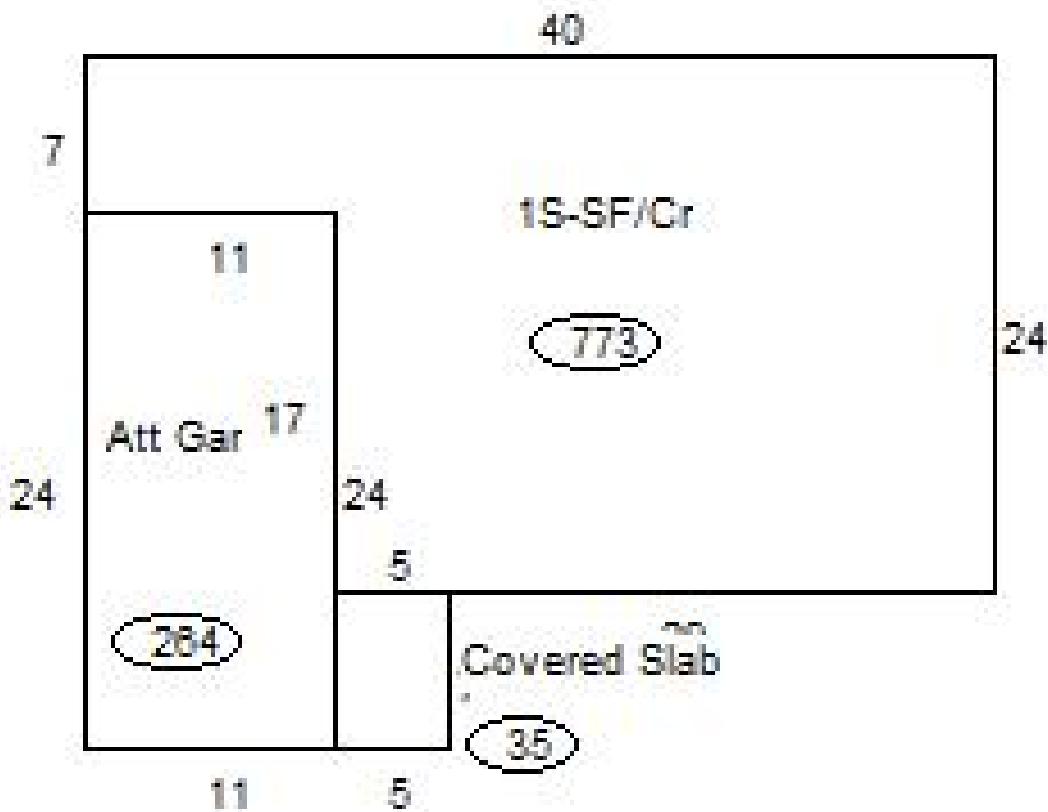
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Sketch Image

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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	773	1.000	773
2	G	1		20	Att Gar	264	1.000	264
3	M	PRCH		20	Covered Slab	35	1.000	35
<b>Total Building Area</b>						<b>773</b>		<b>773</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	12x6x6	Dirt	Wood Shingle	72
	Qual 3	Cond 3	Year 2014	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.00 x 72)	1,656		1,656	762
	PACN	Paving - Concrete Drive	32x15x0			480
	Qual 2	Cond 3	Year 1970	Eff Age 56		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.71 x 480)	1,781		1,781	1,425