



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	300005834													
Parcel ID	2001-00-028-010-0-001-00													
Cadastral ID	2001-028-010-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14993													
EVANS, ARLEY J. & CAROL EVANS														
409 S. OHIO LAVERNE OK 73848-0000														
Parcel Location														
Situs	00401 S OHIO													
Subdivision	LAVERNE ORIG.													
Lot/Block	0010 / 0028	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71505987 -99.89899029														
LAWERNE ORIG. BLOCK 28 LOTS 10-11-12														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
650/547	BAIRD, DESTRY AND	07/09/2009	75,000	Q										
582/684	DANIEL, R.C.	04/01/2003	2,000	U										
566/481	DANIEL, JOHN WAYNE	06/29/2001	13,000	U										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	9,285	623.86					
Year Frozen		Improvements	11,483	11,483		1,378	Penalty	0						
Uncapped Value	0	Mobile Home	61,694	61,694		7,403	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	77,377	77,377		9,285	Total Taxable	8,285	557.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005834	EVANS, ARLEY J. &	202	77,377	1000	8,079	543.00							
2024	2024-300005834	EVANS, ARLEY J. &	202	79,445	1000	7,814	520.00							
2023	2023-300005834	EVANS, ARLEY J. &	202	76,966	1000	7,558	508.00							
2022	2022-300005834	EVANS, ARLEY J. &	202	70,384	1000	7,308	495.00							
2021	2021-300005834	EVANS, ARLEY J. AND	202	67,220	1000	7,066	488.00							
2020	2020-300005834	EVANS, ARLEY J. AND	202	66,893	1000	7,027	476.00							
2019	2019-0005834	EVANS, ARLEY J. AND	202	66,893		7,027	419.00							
2018	2018-0005834	EVANS, ARLEY J. AND	202	69,207		7,305	436.00							
2017	2017-0005834	EVANS, ARLEY J. AND	202	71,798		7,616	455.00							
2016	2016-0005834	EVANS, ARLEY J. AND	202	83,713		7,646	456.00							
2015	2015-0005834	EVANS, ARLEY J. AND	202	69,951		7,394	441.00							
2014	2014-0005834	EVANS, ARLEY J. AND	202	72,004		7,640	456.00							
2013	2013-0005834	EVANS, ARELY J. AND	202	75,000		8,000	477.00							




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Lot Data Square-Foot - LAVERNE ORIGMULTI		Primary Image																													
Lot Size 75 x 140 Lot Count Units Buildable 4200 Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 10,500.00 x .40 = 4,200 Factor Value Adjustments Lot Value 4,200		 <p>2001-00-028-010-0-001-00 01/30/24</p>																													
Residential Data																															
Type 6 Mobile Home 64 x 28 Condition 3.5 - Average Quality 3 - Average Architecture TRAD TRADITIONAL Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 1,782 / 1,782 Style 100% Double Wide HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 1,782 Fixture/RghIn 8 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 588 Attached Garage - Unfinished Remodel Year/Eff Age 2003 / 21		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 <table border="0"> <tr> <td>Selected Approach</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>66,401</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td>4,200</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>70,601</td> <td>39.62</td> <td>Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Improvements</td> <td>2,128</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td>72,729</td> <td>40.81</td> <td>Total Value Per SqFt</td> </tr> </table>		Selected Approach	Cost Approach			Improvements	66,401			Lot Value	4,200			Indicated Value	70,601	39.62	Per SqFt	Agland Value				Site Improvements	2,128			Total Value	72,729	40.81	Total Value Per SqFt
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Cost Approach																															
		Manual :																													
Base Cost	46.38	Total Misc Impr	+ 5,176																												
Roofing Adj	+ 2.17	Garage Cost	+ 16,313																												
Subfloor Adj	+ 0.00	Total RCN	= 120,729																												
Heat/Cool Adj	+ 2.07	Depreciation (45%)	- 54,328																												
Plumbing Adj	+ 5.08	Lump Sums	+ 0																												
Basement Adj	+ 0.00	RCNLD	= 66,401																												
Adj Base Cost	= 55.69	Lot Value	+ 4,200																												
Total Area	x 1,782	Indicated Value	= 70,601																												
Adjusted Cost	= 99,240	Value Per SqFt	39.62																												

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	4626	138		138	37.51	5,176



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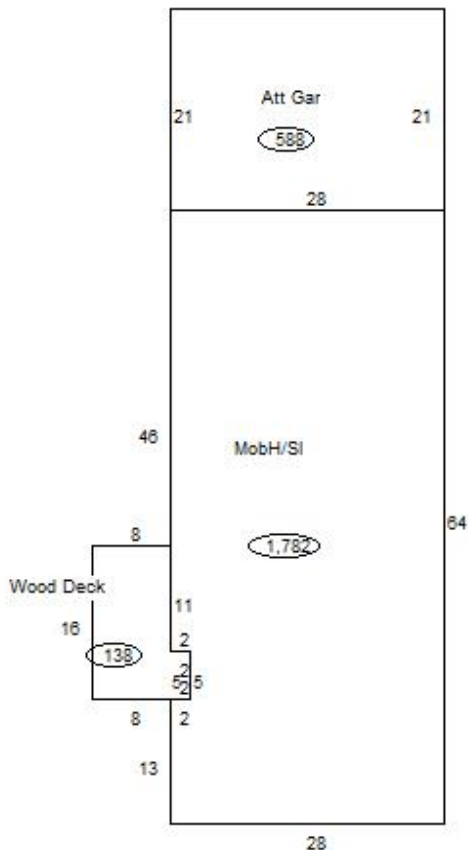
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	138	1.000	138
2	R	14	Slab	20	MobH/Sl	1,782	1.000	1,782
3	G	1		20	Att Gar	588	1.000	588
Total Building Area						1,782		1,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Garage - Detached	14x12x6		Composition Shingle	168	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (21.24 x 168)		3,568		3,568	1,855	1,713
	PACN	Cnc. Pav Cls C DRIVEWAY	23x15x0			345	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.18 x 345)		1,442		1,442	1,154	288
	PACN	Cnc. Pav Cls C SIDEWALK	22x4x0			88	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.24 x 88)		637		637	510	127