



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	300005835													
Parcel ID	2001-00-028-013-0-001-00													
Cadastral ID	2001-028-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14994													
FREEMAN, FRANK E.														
421 S. OHIO LAVERNE OK 73848-0000														
Parcel Location														
Situs	00421 S OHIO													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0028	Parcel Size	12 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 2/1/2024														
Legal Description Lat/Long: 36.71500754 -99.89813688														
LAVERNE ORIG. BLOCK 28 LOTS 13 THRU 17														
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					
H	Homestead	Yes	1,000	1,000	631/547	C. SHIREY & E. ALDRIDGE	11/01/2007	35,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	7,000	7,000	12%	840	Assessed	7,313	491.36					
Year Frozen		Improvements	53,936	53,936		6,473	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	60,936	60,936		7,313	Total Taxable	6,313	424.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005835	FREEMAN, FRANK E.	202	60,936	1000	6,313	424.00							
2024	2024-300005835	FREEMAN, FRANK E.	202	62,045	1000	6,445	429.00							
2023	2023-300005835	FREEMAN, FRANK E.	202	61,415	1000	6,370	428.00							
2022	2022-300005835	FREEMAN, FRANK E.	202	60,493	1000	6,259	424.00							
2021	2021-300005835	FREEMAN, FRANK E.	202	59,423	1000	6,131	423.00							
2020	2020-300005835	FREEMAN, FRANK E.	202	60,226	1000	6,227	422.00							
2019	2019-0005835	FREEMAN, FRANK E.	202	60,226		6,227	372.00							
2018	2018-0005835	FREEMAN, FRANK E.	202	64,172		6,164	368.00							
2017	2017-0005835	FREEMAN, FRANK E.	202	62,282		5,955	355.00							
2016	2016-0005835	FREEMAN, FRANK E.	202	62,606		5,753	343.00							
2015	2015-0005835	FREEMAN, FRANK E.	202	62,271		5,556	332.00							
2014	2014-0005835	FREEMAN, FRANK E.	202	65,415		5,365	320.00							
2013	2013-0005835	FREEMAN, FRANK E.	202	75,928		5,180	309.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	125 x 140	
Lot Count		
Units Buildable	7000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	

Residential Data	
Type	1 Single Family Residence
Condition	3.2 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,402 / 1,402
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 92

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	86.71	Total Misc Impr	+ 5,543
Roofing Adj	+ 4.28	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 155,823
Heat/Cool Adj	+ 11.39	Depreciation (78%)	- 121,542
Plumbing Adj	+ 4.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,281
Adj Base Cost	= 107.19	Lot Value	+ 7,000
Total Area	x 1,402	Indicated Value	= 41,281
Adjusted Cost	= 150,280	Value Per SqFt	29.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,281		
Lot Value	7,000		
Indicated Value	41,281	29.44	Per SqFt
Agland Value			
Site Improvements	19,619		
Total Value	60,900	43.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	4630	13x7		91	17.97		1,635
PRCH	Slab Porch - Covered	4631	24x6		144	23.43		3,374
PATO	Slab Porch - Open	4632	13x4		52	10.27		534



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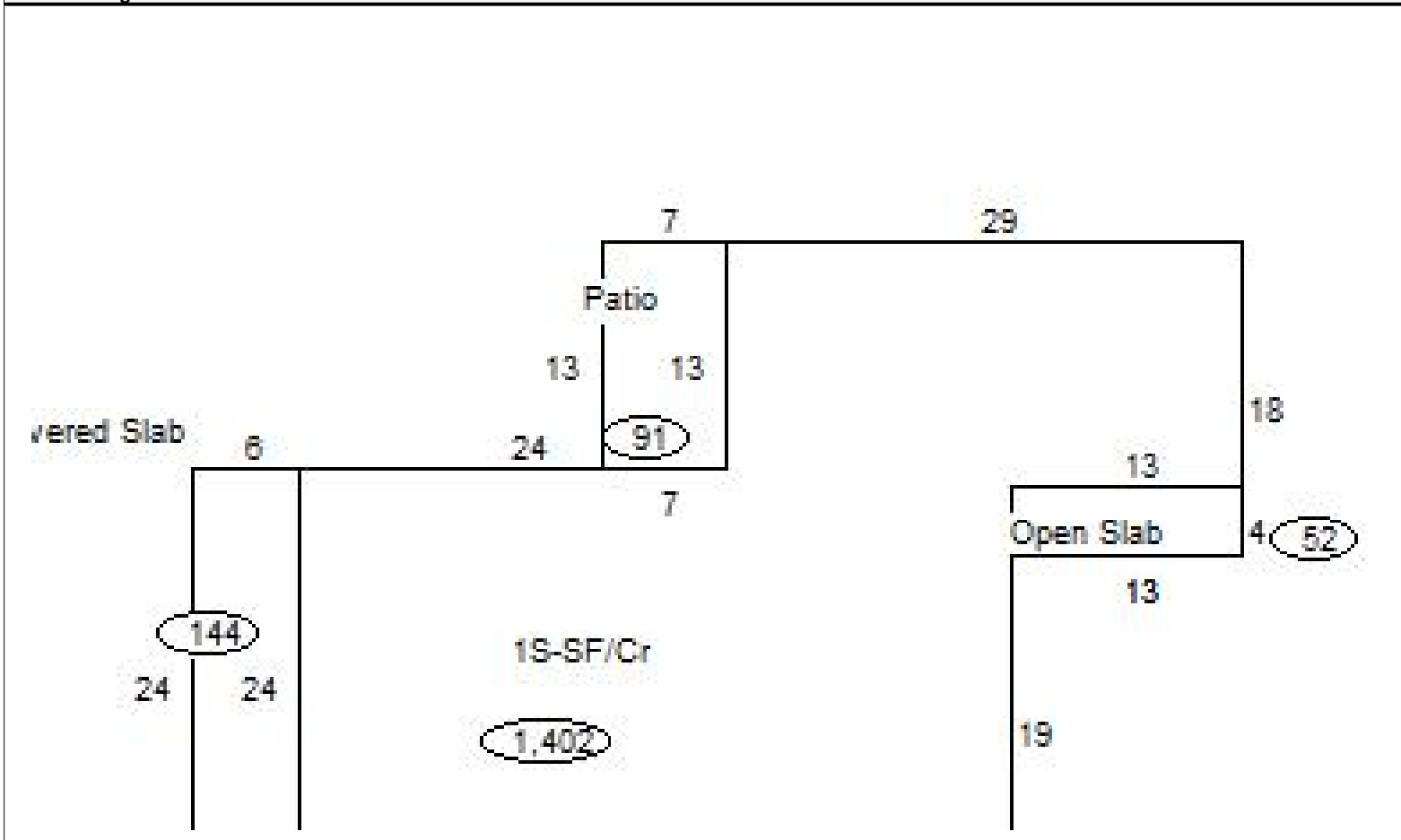
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	91	1.000	91
2	M	PRCH		20	Covered Slab	144	1.000	144
3	M	PATO		20	Open Slab	52	1.000	52
4	R	1	Crawl	20	1S-SF/Cr	1,402	1.000	1,402
Total Building Area						1,402		1,402



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8		Formed Metal	360
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 360)	2,858		2,858	2,029	829
	PACN	Paving - Concrete Drive BY SHED	24x24x0			576
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.15 x 576)	2,390		2,390	1,912	478
	UTIL	Utility Building/Garage	40x30x10	Concrete	Formed Metal	1,600
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (24.55 x 1,600)	39,280		39,280	21,211	18,069
	PACN	Paving - Concrete slab N of house	20x12x0			240
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.06 x 240)	1,214		1,214	971	243