



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	300005871			No Image On File						
Parcel ID	2001-00-032-017-0-001-00									
Cadastral ID	2001-032-017-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	1							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15020									
KRAFT, LYNN										
P O BOX 708 LAVERNE OK 73848-0000										
Parcel Location										
Situs	00216 SW THIRD ST									
Subdivision	LAVERNE ORIG.									
Lot/Block	0017 / 0032	Parcel Size	4 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description				Building Permits						
Lat/Long: 36.70837754 -99.89809391										
LAVERNE ORIG BLOCK 32 LOTS 17 THRU 20				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					642/475	PETTY, FERN (TRUST)	09/11/2008	37,500	Q	
					/	LYNN KRAFT				
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	5,600	5,600	12%	672	Assessed	5,938	398.97	
Year Frozen		Improvements	48,660	43,878		5,266	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	54,260	49,478		5,938	Total Taxable	5,938	399.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300005871	KRAFT, LYNN	202	54,260	0	5,655	380.00			
2024	2024-300005871	KRAFT, LYNN	202	59,483	0	5,386	358.00			
2023	2023-300005871	KRAFT, LYNN	202	42,742	0	5,129	344.00			
2022	2022-300005871	KRAFT, LYNN	202	42,742	0	5,129	347.00			
2021	2021-300005871	LYNN KRAFT	202	42,742	0	5,129	354.00			
2020	2020-300005871	LYNN KRAFT	202	42,742	0	5,129	347.00			
2019	2019-0005871	SMITH, JO R. AND	202	42,742		5,129	306.00			
2018	2018-0005871	SMITH, JO R. AND	202	46,369		5,564	332.00			
2017	2017-0005871	SMITH, JO R. AND	202	44,568		5,348	319.00			
2016	2016-0005871	SMITH, JO R. AND	202	44,568		5,348	319.00			
2015	2015-0005871	SMITH, JO R. AND	202	44,006		5,209	311.00			
2014	2014-0005871	SMITH, JO R. AND	202	46,982		4,961	296.00			
2013	2013-0005871	SMITH, JO R. AND	202	59,250		4,725	282.00			



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,056 / 1,056
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	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 66

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		

Cost Approach		Manual :	
Base Cost	92.17	Total Misc Impr	+ 5,111
Roofing Adj	+ 4.36	Garage Cost	+ 17,319
Subfloor Adj	+ 0.00	Total RCN	= 142,128
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 95,226
Plumbing Adj	+ 6.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,902
Adj Base Cost	= 113.35	Lot Value	+ 5,600
Total Area	x 1,056	Indicated Value	= 52,502
Adjusted Cost	= 119,698	Value Per SqFt	49.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,902		
Lot Value	5,600		
Indicated Value	52,502	49.72	Per SqFt
Agland Value			
Site Improvements	625		
Total Value	53,127	50.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4737	16x8		128	39.93		5,111



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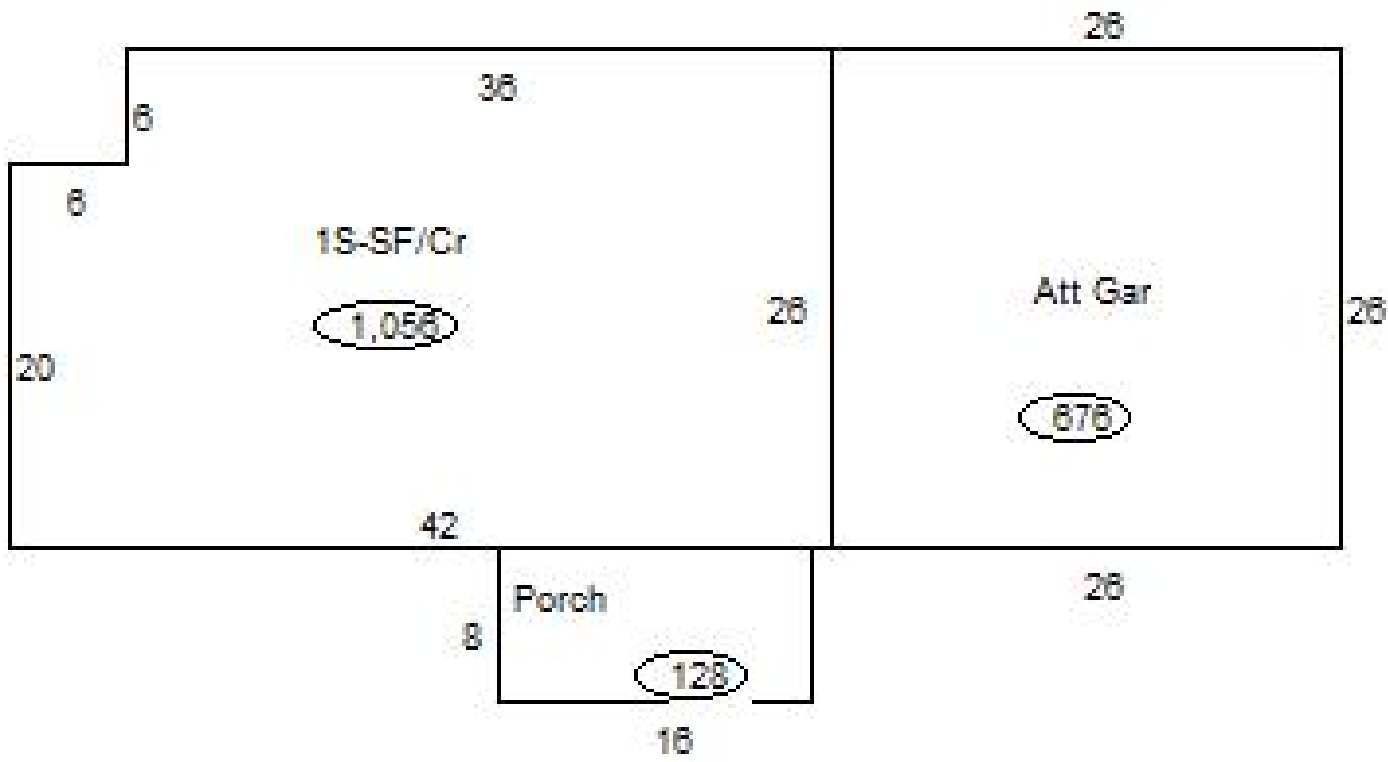
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	128	1.000	128
2	G	1		20	Att Gar	676	1.000	676
3	R	1	Crawl	20	1S-SF/Cr	1,056	1.000	1,056
Total Building Area						1,056		1,056



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / Driveway	38x20x0			760	
	Qual	3	Cond 3	Year 1960	Eff Age 66		
				0			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 760)	3,124		3,124	2,499	625