



# 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	300005875				<p>2001-00-033-009-0-001-00_004.JPG 2/28/2023</p>									
Parcel ID	2001-00-033-009-0-001-00													
Cadastral ID	2001-033-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24392													
DYE, SAM CLAY														
PO BOX 961 LAVERNE OK 73848-														
Parcel Location														
Situs	00323 SW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0009 / 0033	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71149251 -99.89936672														
LAVERNE ORIG BLOCK 33 LOTS 9 THRU 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	Sale History									
H	Homestead	Yes	1,000		Bk/Pg	Grantor	Date	Price	Code					
					757/462	OPFERMAN, DAVID J.	01/15/2021	20,000	16					
					653/180	LARA, JOSE	11/11/2009	11,000	Q					
					638/290	TACKETT, VALERIE	06/07/2008	12,000	PQ					
					576/216	KINNEY, FAITH	08/03/2002	15,500	PQ					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2022	Land Value	5,600	5,600	12%	672	Assessed	2,872	192.97					
Year Frozen		Improvements	37,249	18,334		2,200	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	42,849	23,934		2,872	Total Taxable	1,872	126.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005875	DYE, SAM CLAY			202	42,849	1000	1,789	120.00					
2024	2024-300005875	DYE, SAM CLAY			202	46,398	1000	1,707	114.00					
2023	2023-300005875	DYE, SAM CLAY			202	21,904	1000	1,628	109.00					
2022	2022-300005875	DYE, SAM CLAY			202	21,904	1000	1,628	110.00					
2021	2021-300005875	DYE, SAM CLAY			202	24,101	0	2,149	148.00					
2020	2020-300005875	OPFERMAN, DAVID J.			202	24,101	0	2,048	139.00					
2019	2019-0005875	OPFERMAN, DAVID J.			202	24,111		1,950	116.00					
2018	2018-0005875	OPFERMAN, DAVID J.			202	26,243		1,857	111.00					
2017	2017-0005875	OPFERMAN, DAVID J.			202	25,362		1,768	106.00					
2016	2016-0005875	OPFERMAN, DAVID J.			202	25,362		1,684	101.00					
2015	2015-0005875	OPFERMAN, DAVID J.			202	25,091		1,604	96.00					
2014	2014-0005875	OPFERMAN, DAVID J.			202	22,566		1,529	91.00					
2013	2013-0005875	OPFERMAN, DAVID J.			202	30,095		1,455	87.00					



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-033-009-0-001-00_004.JPG 2/28/2023</p>
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, Stucco
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	900
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 65



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			
Selected Approach	Cost Approach		
Improvements	34,871		
Lot Value	5,600		
Indicated Value	40,471	44.97	Per SqFt
Agland Value			
Site Improvements	1,627		
Total Value	42,098	46.78	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	97.72	Total Misc Impr	+ 4,471
Roofing Adj	+ 4.56	Garage Cost	+ 0
Subfloor Adj	+ -2.10	Total RCN	= 102,562
Heat/Cool Adj	+ 1.73	Depreciation ( 66%)	- 67,691
Plumbing Adj	+ 7.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,871
Adj Base Cost	= 108.99	Lot Value	+ 5,600
Total Area	x 900	Indicated Value	= 40,471
Adjusted Cost	= 98,091	Value Per SqFt	44.97

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4751	26x18		468	9.22		4,315
PATO	Raised Slab Porch - Open	4752	4x4		16	9.78		156



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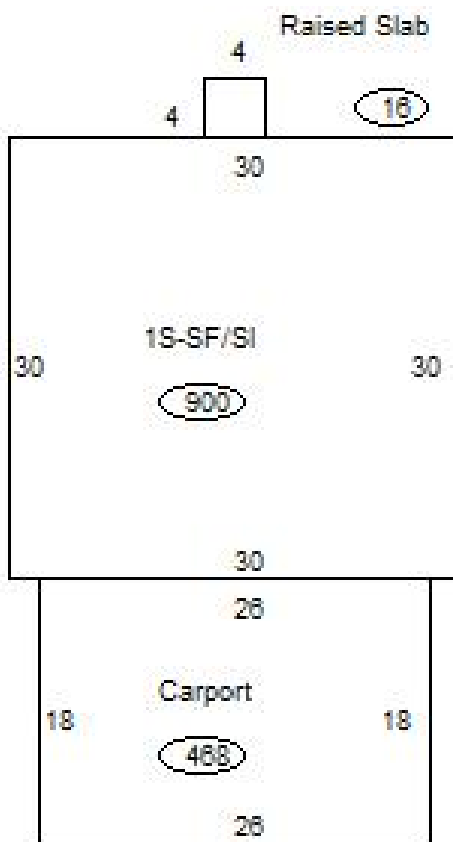
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	900	1.000	900
2	M	CPAT		20	Carport	468	1.000	468
3	M	PATO		20	Raised Slab	16	1.000	16
<b>Total Building Area</b>						<b>900</b>		<b>900</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x6		Composition Roll	144	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.82 x 144)		3,142		3,142	2,514	628
	SHDS	Yard Shed - Wood	14x10x6		Composition Roll	140	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.96 x 140)		3,074		3,074	2,459	615
	PACN	Paving - Concrete / Driveway	46x10x0			460	
	Qual	3	Cond 3	Year 1936	Eff Age 90		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.17 x 460)		1,918		1,918	1,534	384