



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:13:52
 Page 1

Assessment Data					Primary Image									
Account	300005879				<p>2001-00-033-021-0-001-00_003.JPG 2/28/2023</p>									
Parcel ID	2001-00-033-021-0-001-00													
Cadastral ID	2001-033-021-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15027													
HUSTED, CINDA L.														
PO BOX 777 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00322 S TEXAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0021 / 0033	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70784874 -99.89763180														
LAVERNE ORIG BLOCK 33 LOTS 21 THRU 24														
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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	5,600	5,153	12%	618	Assessed	13,068 878.04						
Year Frozen		Improvements	141,599	103,748		12,450	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	147,199	108,901		13,068	Total Taxable	12,068 811.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005879	HUSTED, CINDA L.	202	147,199	1000	11,687	785.00							
2024	2024-300005879	HUSTED, CINDA L.	202	154,880	1000	11,318	753.00							
2023	2023-300005879	HUSTED, CINDA L.	202	99,662	1000	10,960	736.00							
2022	2022-300005879	HUSTED, CINDA L.	202	99,662	1000	10,960	742.00							
2021	2021-300005879	HUSTED, CINDA L.	202	99,662	1000	10,960	757.00							
2020	2020-300005879	HUSTED, CINDA L.	202	99,662	1000	10,960	742.00							
2019	2019-0005879	HUSTED, CINDA L.	202	104,560		10,087	602.00							
2018	2018-0005879	HUSTED, CINDA L.	202	112,656		9,764	583.00							
2017	2017-0005879	HUSTED, CINDA L.	202	108,105		9,450	564.00							
2016	2016-0005879	HUSTED, CINDA L.	202	108,105		9,146	546.00							
2015	2015-0005879	HUSTED, CINDA L.	202	106,435		8,850	528.00							
2014	2014-0005879	HUSTED, CINDA L.	202	113,939		8,565	511.00							
2013	2013-0005879	HUSTED, CINDA L.	202	116,441		8,285	494.00							



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 Time 07:13:52
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	<p>2001-00-033-021-0-001-00_003.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% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,988 / 2,982
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	936 Detached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 60



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	71.55	Total Misc Impr	+ 8,094
Roofing Adj	+ 2.49	Garage Cost	+ 31,021
Subfloor Adj	+ 0.00	Total RCN	= 301,829
Heat/Cool Adj	+ 10.77	Depreciation (62%)	- 187,134
Plumbing Adj	+ 3.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,695
Adj Base Cost	= 88.10	Lot Value	+ 5,600
Total Area	x 2,982	Indicated Value	= 120,295
Adjusted Cost	= 262,714	Value Per SqFt	40.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,695		
Lot Value	5,600		
Indicated Value	120,295	40.34	Per SqFt
Agland Value			
Site Improvements	20,510		
Total Value	140,805	47.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Patio - Covered	4765	27x8		216	15.33		3,311



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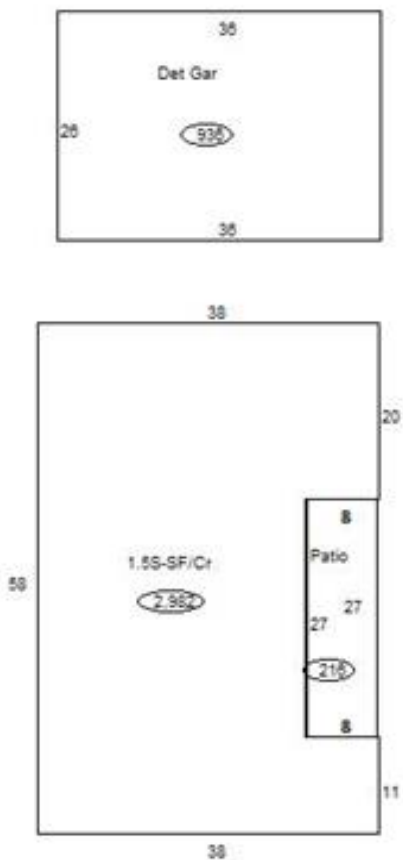
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Date 02/06/2026
Time 07:13:52
Page 3

Sketch Image

300005879



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	216	1.000	216
2	G	2		20	Det Gar	936	1.000	936
3	R	5	Crawl	20	1.5S-SF/Cr	1,988	1.500	2,982
Total Building Area						1,988		2,982



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Date 02/06/2026
Time 07:13:52
Page 4

300005879

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete / Driveway	34x28x0			952	
	Qual 3	Cond 3	Year 2019	Eff Age	7		
		Valuation Summary	Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
		Base Cost (4.09 x 952)	3,894		3,894	1,480	2,414
	PACN	Paving - Concrete / Walkway	84x10x0			840	
	Qual 3	Cond 3	Year 2019	Eff Age	7		
		Valuation Summary	Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 840)	3,452		3,452	1,312	2,140
	PACN	Paving - Concrete / Sidewalk	24x6x0			144	
	Qual 3	Cond 3	Year 2019	Eff Age	7		
		Valuation Summary	Modifier Total	RCN	Depr (38% Phys/ % Func)	RCNLD	
		Base Cost (6.43 x 144)	926		926	352	574
	WODO	Wood Deck - Open	28x12x0			336	
	Qual 3	Cond 3	Year 2019	Eff Age	7		
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD	
		Base Cost (14.47 x 336)	4,862		4,862	1,896	2,966
	SHDS	Yard Shed - Wood	16x10x8		Composition Shingle	160	
	Qual 3	Cond 3	Year 2018	Eff Age	8		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (21.40 x 160)	3,424		3,424	1,267	2,157
	UTIL	Utility Building	30x30x10		Formed Metal	900	
	Qual 3	Cond 3	Year 1995	Eff Age	31		
		Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
		Base Cost (27.14 x 900)	24,426		24,426	14,167	10,259

2001-00-033-021-0-001-00 REVAL 2019
ADD 28X12 WOOD DECK W/RAIL
AND CONCRETE PATIO / BACKDOOR
08/23/2019
11:47