



# 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	300005880				<p>2001-00-034-001-0-001-00 02/28/23</p>																			
Parcel ID	2001-00-034-001-0-001-00																							
Cadastral ID	2001-034-001-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	1																					
Tax Area	202 - 1T-LAVERNE-C																							
Name ID	25605																							
ROMERO, BROC																								
P O BOX 503 LAVERNE OK 73848-																								
<b>Parcel Location</b>																								
Situs	00302 MISSOURI																							
Subdivision	LAVERNE ORIG.																							
Lot/Block	0001 / 0034	Parcel Size	2 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	200100 - LAVERNE ORIG\MULTI																							
School District	1-LAVERN - 1-LAVERNE																							
<b>Legal Description</b> Lat/Long: 36.71351638 -99.89861904																								
LAVERNE ORIG BLOCK 34 LOTS N2 OF LOTS 1-2-3-4 BOOK 783 PAGE 532																								
<b>Building Permits</b>																								
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
<b>Exemptions</b>																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	No	1,000																					
<b>Sale History</b>																								
Bk/Pg	Grantor	Date	Price	Code																				
783/532	WITCHEY, JEANIE	07/26/2024	28,000	MQ																				
777/156	WITCHEY, GENE &	07/10/2023		04																				
621/123	LOVE, DAVID	01/03/2007	35,000	21																				
<b>Parcel Valuation</b>																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap	2025	Land Value	2,800	2,800	12%	336	Assessed	5,386	361.89															
Year Frozen		Improvements	42,082	42,082		5,050	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	44,882	44,882		5,386	Total Taxable	5,386	362.00															
<b>Assessment History</b>																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005880	ROMERO, BROC	202	44,882	0	5,386	362.00																	
2024	2024-300005880	ROMERO, BROC	202	43,680	0	4,772	317.00																	
2023	2023-300005880	WITCHEY, JEANIE	202	28,066	1000	2,368	159.00																	
2022	2022-300005880	WITCHEY, GENE &	202	28,066	1000	2,368	160.00																	
2021	2021-300005880	WITCHEY, GENE AND	202	28,066	1000	2,368	163.00																	
2020	2020-300005880	WITCHEY, GENE AND	202	28,066	1000	2,368	160.00																	
2019	2019-0005880	WITCHEY, GENE AND	202	28,067		2,368	141.00																	
2018	2018-0005880	WITCHEY, GENE AND	202	30,406		2,607	156.00																	
2017	2017-0005880	WITCHEY, GENE AND	202	29,182		3,502	209.00																	
2016	2016-0005880	WITCHEY, GENE AND	202	29,182		3,502	209.00																	
2015	2015-0005880	WITCHEY, GENE AND	202	28,806		3,457	206.00																	
2014	2014-0005880	WITCHEY, GENE AND	202	30,830		3,642	217.00																	
2013	2013-0005880	WITCHEY, GENE AND	202	32,245		3,468	207.00																	



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Date 02/06/2026  
 Time 07:13:53  
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 70	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	390 Detached Garage - Finished
Remodel	
Year/Eff Age	1936 / 72

HOUSE	2/28/2023
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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	96.65	Total Misc Impr	+ 2,416
Roofing Adj	+ 5.29	Garage Cost	+ 17,278
Subfloor Adj	+ 0.00	Total RCN	= 123,094
Heat/Cool Adj	+ 1.73	Depreciation ( 70%)	- 86,166
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,928
Adj Base Cost	= 110.47	Lot Value	+ 2,800
Total Area	x 936	Indicated Value	= 39,728
Adjusted Cost	= 103,400	Value Per SqFt	42.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,928		
Lot Value	2,800		
Indicated Value	39,728	42.44	Per SqFt
Agland Value			
Site Improvements	137		
Total Value	39,865	42.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4770	10x6	1936	60	40.26		2,416



Harper

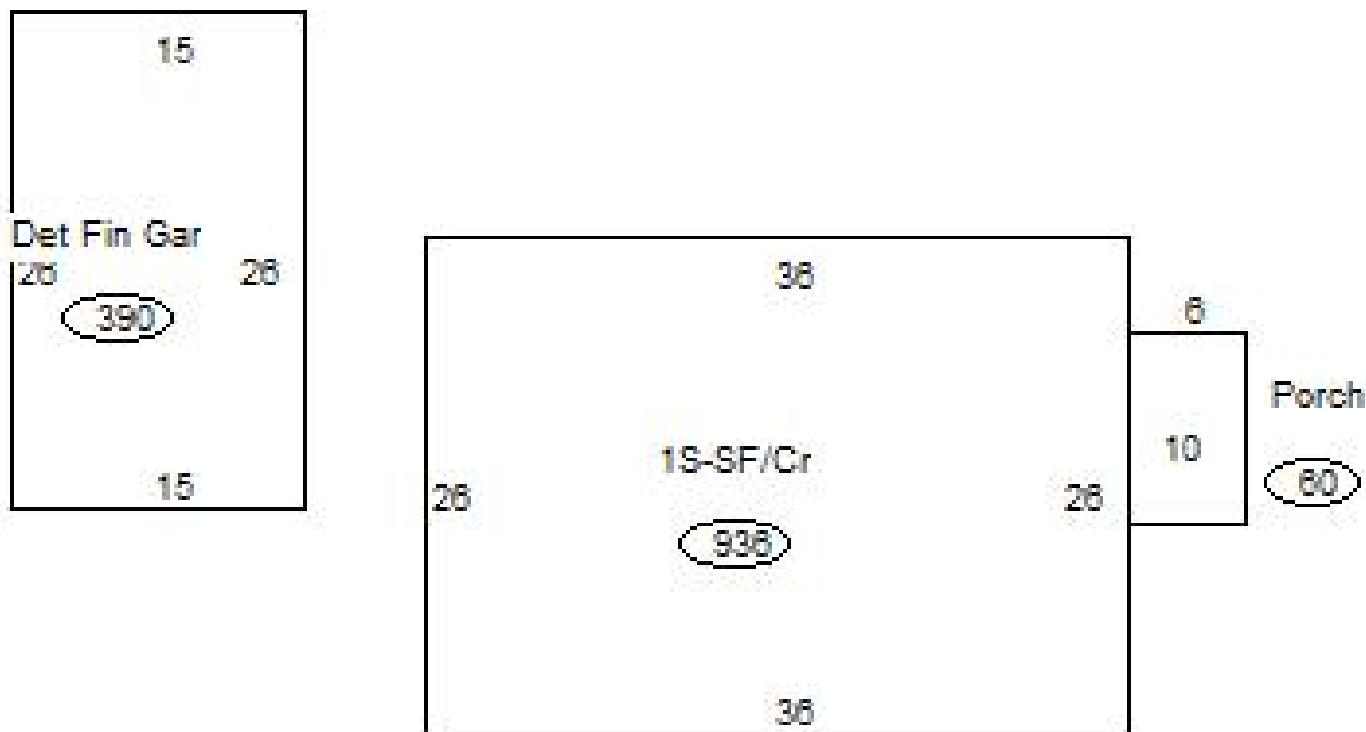
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Date 02/06/2026  
Time 07:13:53  
Page 3

Sketch Image

300005880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	60	1.000	60
2	R	1	Crawl	20	1S-SF/Cr	936	1.000	936
3	G	6		20	Det Fin Gar	390	1.000	390
<b>Total Building Area</b>						936		936



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Time 07:13:53  
Page 4

300005880

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	12x8x0			96
	Qual 3	Cond 3	Year 1936	Eff Age 90		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.12 x 96)	684		684	547
				137