




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300005882				 <p>2001-00-034-001-0-001-00_001.JPG 2/28/2023</p>				
Parcel ID	2001-00-034-005-0-001-00								
Cadastral ID	2001-034-005-00-0-001-00								
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-									
Parcel Location									
Situs	SW SECOND ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0005 / 0034	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.70553891 -99.89598808				Building Permits				
LAVERNE ORIG BLOCK 34 LOTS 5-6 BOOK 783 PAGE 532					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	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
					566/349	FIRTH, WILLIAM RAY III	07/24/2001	3,500	PQ
Parcel Valuation									
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	921	61.88
Year Frozen		Improvements	4,879	4,879		585	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	7,679	7,679		921	Total Taxable	921	62.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005882	ROMERO, BROC			202	7,679	0	921	62.00
2024	2024-300005882	ROMERO, BROC			202	7,399	0	888	59.00
2023	2023-300005882	WITCHEY, JEANIE			202	9,277	0	1,113	75.00
2022	2022-300005882	WITCHEY, GENE &			202	9,277	0	1,113	75.00
2021	2021-300005882	WITCHEY, GENE AND			202	9,277	0	1,113	77.00
2020	2020-300005882	WITCHEY, GENE AND			202	9,277	0	1,113	75.00
2019	2019-0005882	WITCHEY, GENE AND			202	9,476		1,137	68.00
2018	2018-0005882	WITCHEY, GENE AND			202	9,826		1,179	70.00
2017	2017-0005882	WITCHEY, GENE AND			202	9,826		1,179	70.00
2016	2016-0005882	WITCHEY, GENE AND			202	9,826		1,179	70.00
2015	2015-0005882	WITCHEY, GENE AND			202	9,826		1,179	70.00
2014	2014-0005882	WITCHEY, GENE AND			202	9,826		1,179	70.00
2013	2013-0005882	WITCHEY, GENE AND			202	9,826		1,163	69.00



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 2,800
Total Area	x	Indicated Value	= 2,800
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	2,800
Indicated Value	2,800 0.00 Per SqFt
Agland Value	
Site Improvements	4,761
Total Value	7,561 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x6		Formed Metal	360
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 360)	2,858		2,858	1,600	1,258
	SHDS	Yard Shed - Wood	12x10x8		Composition Shingle	120
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.67 x 120)	2,720		2,720	1,904	816
	PACN	Paving - Concrete / Driveway	30x10x0			300
	Qual	3	Cond 3	Year 1936	Eff Age 90	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 300)	1,257		1,257	1,006	251
	SHDS	Shed - Small / Old House moved to Storag	26x26x8		Composition Roll	676
	Qual	3	Cond 3	Year 1936	Eff Age 90	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 676)	12,182		12,182	9,746	2,436