




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:13:58
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Assessment Data					Primary Image									
Account	300005886				 <p>2001-00-034-019-0-001-00 02/28/23</p> <p>2001-00-034-019-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-034-019-0-001-00													
Cadastral ID	2001-034-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15031													
WARD, PATSY A.														
402 SW MISSOURI AVE LAVERNE OK 73848-0000														
Parcel Location														
Situs	00412 SW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0019 / 0034	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70504535 -99.89616416														
LAVERNE ORIG. BLOCK 34 LOTS 19-20; E2 OF 18														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					699/445	ROGERS, LEROY	06/20/2014	22,500	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,500	3,500	12%	420	Assessed	2,441	164.01					
Year Frozen		Improvements	16,839	16,839		2,021	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	20,339	20,339		2,441	Total Taxable	2,441	164.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005886	WARD, PATSY A.	202	20,339	0	2,441	164.00							
2024	2024-300005886	WARD, PATSY A.	202	22,305	0	2,346	156.00							
2023	2023-300005886	WARD, PATSY A.	202	18,615	0	2,234	150.00							
2022	2022-300005886	WARD, PATSY A.	202	18,615	0	2,234	151.00							
2021	2021-300005886	WARD, PATSY A.	202	18,615	0	2,234	154.00							
2020	2020-300005886	WARD, PATSY A.	202	18,615	0	2,234	151.00							
2019	2019-0005886	WARD, PATSY A.	202	18,909		2,269	135.00							
2018	2018-0005886	WARD, PATSY A.	202	21,175		2,542	152.00							
2017	2017-0005886	WARD, PATSY A.	202	21,012		2,522	151.00							
2016	2016-0005886	WARD, PATSY A.	202	21,778		2,614	156.00							
2015	2015-0005886	WARD, PATSY A.	202	22,500		2,701	161.00							
2014	2014-0005886	WARD, PATSY A.	202	14,149		1	.00							
2013	2013-0005886	ROGERS, LEROY	202	17,405			.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	<p>2001-00-034-019-0-001-00 02/28/23</p> <p>2001-00-034-019-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

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, Vinyl
Base/Total Area	480 / 480
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1936 / 78

Cost Approach		Manual :	
Base Cost	104.01	Total Misc Impr	+ 6,583
Roofing Adj	+ 4.96	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 66,093
Heat/Cool Adj	+ 1.73	Depreciation (76%)	- 50,231
Plumbing Adj	+ 13.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 15,862
Adj Base Cost	= 123.98	Lot Value	+ 3,500
Total Area	x 480	Indicated Value	= 19,362
Adjusted Cost	= 59,510	Value Per SqFt	40.34

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	15,862	
Lot Value	3,500	
Indicated Value	19,362	40.34 Per SqFt
Agland Value		
Site Improvements	380	
Total Value	19,742	41.13 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4783	14x7		98	40.08		3,928
CPAT	Carport - Attached	8650	18x16		288	9.22		2,655



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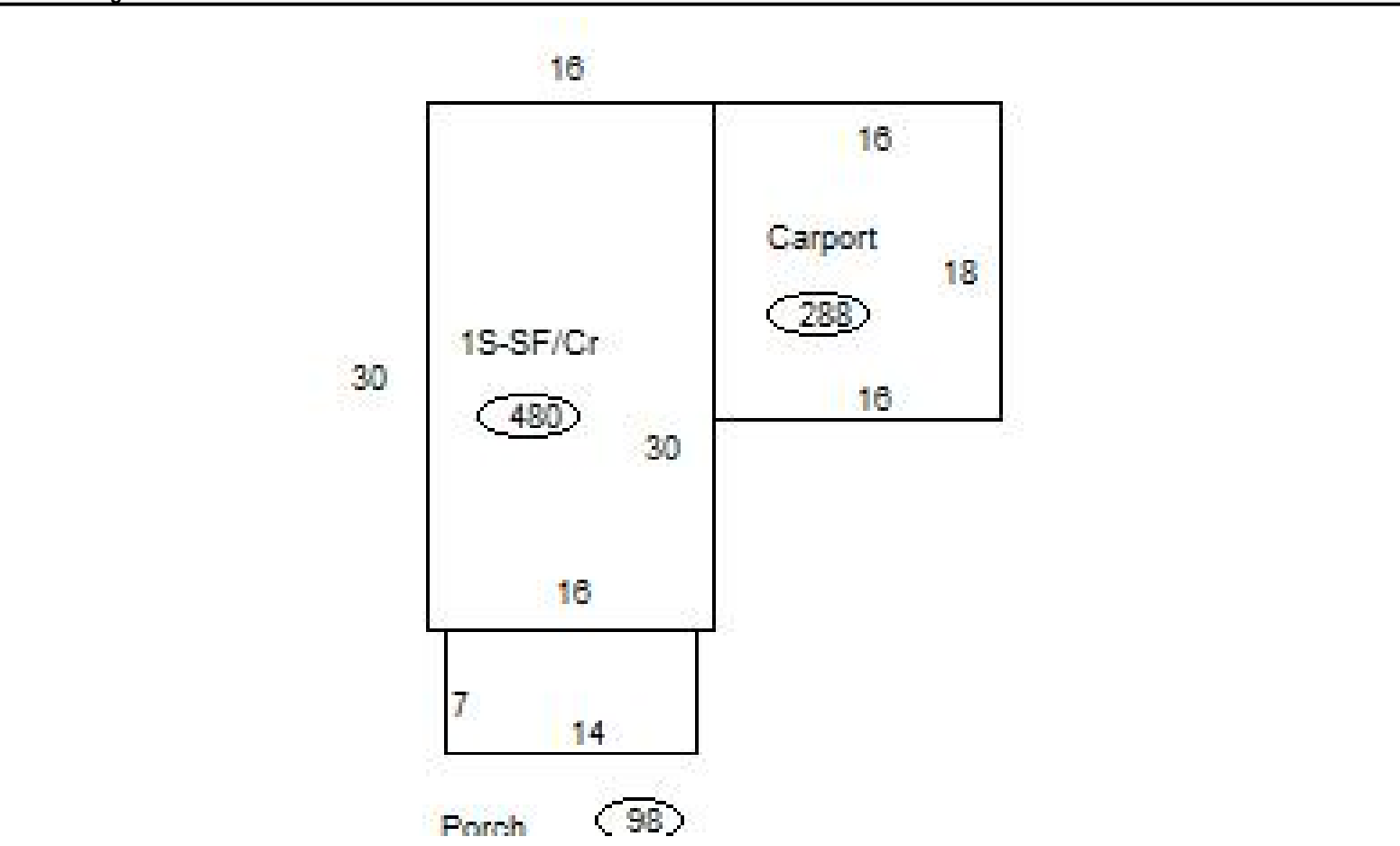
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	480	1.000	480
2	M	RSPC		20	Porch	98	1.000	98
3	M	CPAT		20	Carport	288	1.000	288
Total Building Area						480		480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	20x12x0			240
	Qual 3	Cond 3	Year 1936	Eff Age	90	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.06 x 240)	1,214		1,214	971	243

PACN	Paving - Concrete / Sidewalk	24x4x0				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