



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	300005888				<p>2001-00-035-001-0-001-00_001.JPG 2/28/2023</p>																			
Parcel ID	2001-00-035-001-0-001-00																							
Cadastral ID	2001-035-001-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	1																					
Tax Area	202 - 1T-LAVERNE-C																							
Name ID	15032																							
THORNE, MATTHEW J.																								
% KANDIE DUNSWORTH																								
511 N. BROADWAY LAVERNE OK 73848-																								
Parcel Location																								
Situs	00302 KANSAS																							
Subdivision	LAVERNE ORIG.																							
Lot/Block	0001 / 0035	Parcel Size	2 - Lots																					
Sec/Twn/Rng	/ / /																							
Neighborhood	200100 - LAVERNE ORIG\MULTI																							
School District	1-LAVERN - 1-LAVERNE																							
Legal Description																								
Lat/Long: 36.70592928 -99.89534959																								
LAVERNE ORIG BLOCK 35 LOTS 1-2																								
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> <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																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
622/608	RUDDY, JANET	02/23/2007	18,500	11																				
611/327	PRICE, BRYAN	03/13/2006	16,000	MU																				
555/67	DOBBINS, MARY	03/24/2000	10,000	Q																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																
Remove Cap	Land Value	2,800	2,800	12%	336	Assessed	2,436	163.67																
Year Frozen	Improvements	2,829	2,829		339	Penalty	0																	
Uncapped Value	0	Mobile Home	14,676	14,676	1,761	Exemption	0	0.00																
TIF Project ID	0	Total Value	20,305	20,305	2,436	Total Taxable	2,436	164.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-300005888	THORNE, MATTHEW J.	202	20,305	0	2,330	157.00																	
2024	2024-300005888	THORNE, MATTHEW J.	202	20,915	0	2,218	148.00																	
2023	2023-300005888	THORNE, MATTHEW J.	202	17,610	0	2,113	142.00																	
2022	2022-300005888	THORNE, MATTHEW J.	202	17,610	0	2,113	143.00																	
2021	2021-300005888	THORNE, MATTHEW J.	202	17,610	0	2,113	146.00																	
2020	2020-300005888	THORNE, MATTHEW J.	202	17,610	0	2,113	143.00																	
2019	2019-0005888	THORNE, MATTHEW J.	202	25,839		3,101	185.00																	
2018	2018-0005888	THORNE, MATTHEW J.	202	26,189		3,143	188.00																	
2017	2017-0005888	THORNE, MATTHEW J.	202	26,129		3,059	183.00																	
2016	2016-0005888	THORNE, MATTHEW J.	202	25,756		2,914	174.00																	
2015	2015-0005888	THORNE, MATTHEW J.	202	23,124		2,775	166.00																	
2014	2014-0005888	THORNE, MATTHEW J.	202	15,901		1,908	114.00																	
2013	2013-0005888	THORNE, MATTHEW J.	202	15,901		1,898	113.00																	



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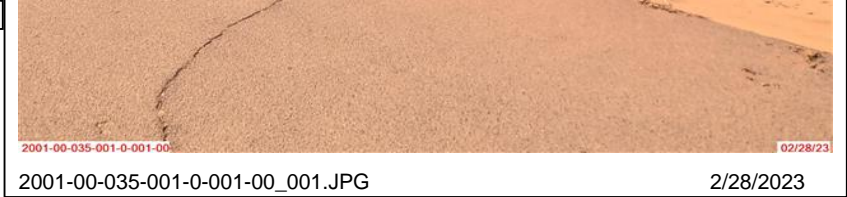
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	6 Mobile Home 70 x 23
Condition	1 - Low
Quality	1 - Low
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,610 / 1,610
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	442 Detached Garage - Finished
Remodel	
Year/Eff Age	1976 / 70



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	36.32	Total Misc Impr	+ 838
Roofing Adj	+ 1.73	Garage Cost	+ 11,080
Subfloor Adj	+ 0.00	Total RCN	= 83,112
Heat/Cool Adj	+ 1.79	Depreciation (80%)	- 66,489
Plumbing Adj	+ 4.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,623
Adj Base Cost	= 44.22	Lot Value	+ 2,800
Total Area	x 1,610	Indicated Value	= 19,423
Adjusted Cost	= 71,194	Value Per SqFt	12.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,623		
Lot Value	2,800		
Indicated Value	19,423	12.06	Per SqFt
Agland Value			
Site Improvements	641		
Total Value	20,064	12.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4788	10x8		80	10.47		838



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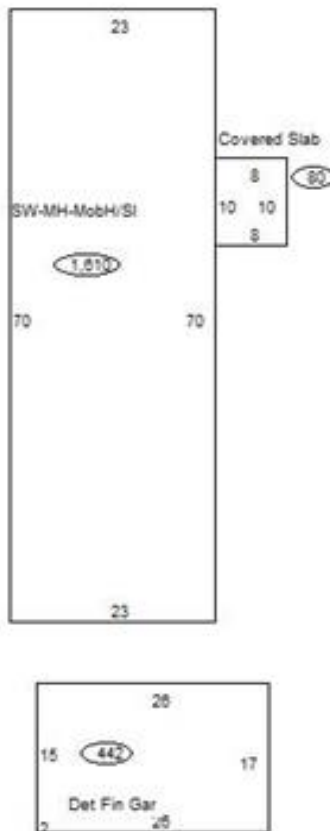
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/Sl	1,610	1.000	1,610
2	M	PRCH		20	Covered Slab	80	1.000	80
3	G	6		20	Det Fin Gar	442	1.000	442
Total Building Area						1,610		1,610



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	22x20x0			440
	Qual	Cond	Year	Eff Age		
	3	3	1976	50		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 440)		1,835		1,835	1,468	367
PACN		Paving - Concrete / Sidewalk	28x5x0			140
Qual	Cond	Year	Eff Age			
3	3	1976	50			
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.49 x 140)		909		909	727	182
PACN		Paving - Concrete / Curved Sidewalk	20x3x0			60
Qual	Cond	Year	Eff Age			
3	3	1976	50			
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.64 x 60)		458		458	366	92