



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:05
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Assessment Data				Primary Image					
Account	300005894								
Parcel ID	2001-00-035-016-0-001-00								
Cadastral ID	2001-035-016-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	14955								
WARD, ALFRED & PATSY WARD									
402 SW MISSOURI AVE LAVERNE OK 73848-2011									
Parcel Location									
Situs	00524 SW THIRD ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0016 / 0035	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.70599782 -99.89720373				f:\pictures\2001-00-035-016-0-001-00-001-000-001.jpg 6/13/2019					
LAWERNE ORIG BLOCK 35 LOTS 16-17-18				Building Permits					
				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					613/268	CARPENTER, BRENDA PR	05/17/2006	15,000	MU
					504/320	PEETOOM, ELMER V., ETUX	02/01/1995	8,500	QV
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	10,136	10,136	12%	1,216	Assessed	11,218	753.74
Year Frozen		Improvements	98,601	83,353		10,002	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	108,737	93,489		11,218	Total Taxable	11,218	754.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005894	WARD, ALFRED &	202	108,737	0	10,684	718.00		
2024	2024-300005894	WARD, ALFRED &	202	86,492	0	10,176	677.00		
2023	2023-300005894	WARD, ALFRED &	202	80,761	0	9,691	651.00		
2022	2022-300005894	WARD, ALFRED &	202	80,761	0	9,691	656.00		
2021	2021-300005894	WARD, ALFRED &	202	80,761	0	9,619	664.00		
2020	2020-300005894	WARD, ALFRED &	202	80,761	0	9,161	621.00		
2019	2019-0005894	WARD, ALFRED &	202	82,505		8,725	521.00		
2018	2018-0005894	WARD, ALFRED &	202	83,376		8,309	496.00		
2017	2017-0005894	WARD, ALFRED &	202	78,833		7,914	472.00		
2016	2016-0005894	WARD, ALFRED &	202	80,419		7,537	450.00		
2015	2015-0005894	WARD, ALFRED &	202	74,710		7,178	428.00		
2014	2014-0005894	WARD, ALFRED &	202	76,149		6,837	408.00		
2013	2013-0005894	WARD, ALFRED &	202	127,335		6,511	389.00		




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Lot Data	Primary Image
<p>Lot Size 90.5 x 140 Lot Count Units Buildable 10136 Non-Ag Acres Topography Street Access Utilities Amenities</p> <p>Value Model 13 LAVERNE COMM Value Method Square-Foot</p> <p>Base Lot Value 12,670.00 x .80 = 10,136 Factor Value 0 Adjustments Lot Value 10,136</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025 Total Building Area 3,000 Total Base Value 225,330 Modifier Value Misc Improvements Replacement Cost New 225,330 Phys/Func Depreciation Loss () RCN Less Phys/Func 148,718 Economic Depreciation RCNLD (All Sources) 148,718 Depreciated Improvements Outbuilding Value Total Improvement Value 148,718 Land Value 10,136 Cost Approach Value 158,854 52.95/SqFt</p>	<p>Image ID 5250 Image Date 6/13/2019 Name 2001-00-035-016-0-001-00-001-000-001.jpg Description f:\pictures\2001-00-035-016-0-001-00-001-000-001.jpg</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value Land Value 10,136 Total Appraised Value 158,854 52.95/SqFt</p>



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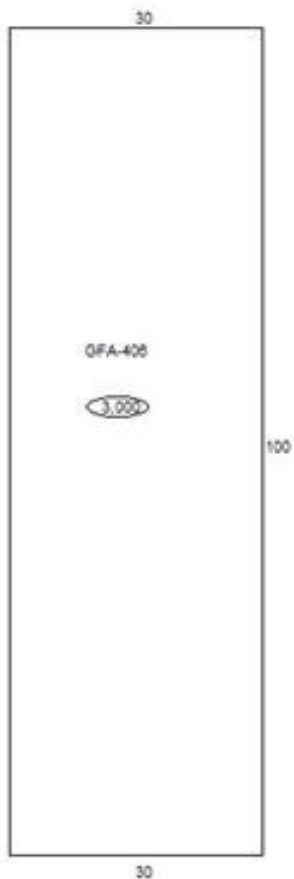
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Sketch Image

300005894



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	GFA-406	3,000	1.000	3,000
Total Building Area						3,000		3,000



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Account 300005894
Parcel ID 2001-00-035-016-0-001-00
Cadastral ID 2001-035-016-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name WARD, ALFRED &

Building Data

Building ID 133
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2008
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 2001-00-035-016-0-001-00-001-000-002.jpg
Image Date 6/13/2019
Image Name 2001-00-035-016-0-001-00-001-000-002.jpg
Description f:\pictures\2001-00-035-016-0-001-00-001-000-002.jpg

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 40.28
Wall Cost 34.83
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 75.11
Total Area 3,000
Base RCN 225,330
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 225,330
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (76,612)
Total RCNLD 148,718
Lump Sums
Total Building Value 148,718 \$ 49.57 Per SqFt