



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:14:50
Page 1

Assessment Data					Primary Image									
Account	300005946				<p>HOUSE 2/1/2024</p>									
Parcel ID	2001-00-041-004-0-001-00													
Cadastral ID	2001-041-004-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25408													
THOMAS, BOBBIE JO														
P O BOX 627 LAVERNE OK 73848-														
Parcel Location														
Situs	00115 SE FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0004 / 0041	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71400396 -99.89948510														
LAVERNE ORIG. BLOCK 41 LOTS 4 & E2 5 JOAN J. BOLDES, TRUSTEE														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					777/847	BOLDES, JOAN J. TRUST	09/18/2023		04					
					/	BOLDES, JOAN J. (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,100	950	12%	114	Assessed	2,474	166.23					
Year Frozen	2013	Improvements	39,087	19,664		2,360	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	41,187	20,614		2,474	Total Taxable	2,474	166.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005946	THOMAS, BOBBIE JO	202	41,187	0	2,357	158.00							
2024	2024-300005946	THOMAS, BOBBIE JO	202	45,538	1000	1,243	83.00							
2023	2023-300005946	THOMAS, BOBBIE JO	202	45,729	1000	1,244	84.00							
2022	2022-300005946	BOLDES, JOAN J. (TRUST)	202	39,020	1000	1,244	84.00							
2021	2021-300005946	BOLDES, JOAN J. (TRUST)	202	39,109	1000	1,243	86.00							
2020	2020-300005946	BOLDES, JOAN J. (TRUST)	202	38,593	1000	1,244	84.00							
2019	2019-0005946	BOLDES, JOAN J. (TRUST)	202	38,593		1,244	74.00							
2018	2018-0005946	BOLDES, JOAN J. (TRUST)	202	41,635		1,244	74.00							
2017	2017-0005946	BOLDES, JOAN J. (TRUST)	202	39,925		1,244	74.00							
2016	2016-0005946	BOLDES, JOAN J. (TRUST)	202	39,925		1,244	74.00							
2015	2015-0005946	BOLDES, JOAN J. (TRUST)	202	39,408		1,244	74.00							
2014	2014-0005946	BOLDES, JOAN J. (TRUST)	202	42,235		1,244	74.00							
2013	2013-0005946	BOLDES, JOAN J. (TRUST)	202	41,600		1,244	74.00							



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Date 02/06/2026
 Time 07:14:51
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	37.5 x 140	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,286 / 1,286
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	384 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 81

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	90.95	Total Misc Impr	+ 4,519
Roofing Adj	+ 5.81	Garage Cost	+ 17,759
Subfloor Adj	+ 0.00	Total RCN	= 169,885
Heat/Cool Adj	+ 12.33	Depreciation (77%)	- 130,811
Plumbing Adj	+ 5.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 39,074
Adj Base Cost	= 114.78	Lot Value	+ 2,100
Total Area	x 1,286	Indicated Value	= 41,174
Adjusted Cost	= 147,607	Value Per SqFt	32.02

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	39,074		
Lot Value	2,100		
Indicated Value	41,174	32.02	Per SqFt
Agland Value			
Site Improvements	221		
Total Value	41,395	32.19	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5005	2x2		4	11.02		44
PRCH	Slab Porch - Covered	5006	14x13		182	24.59		4,475



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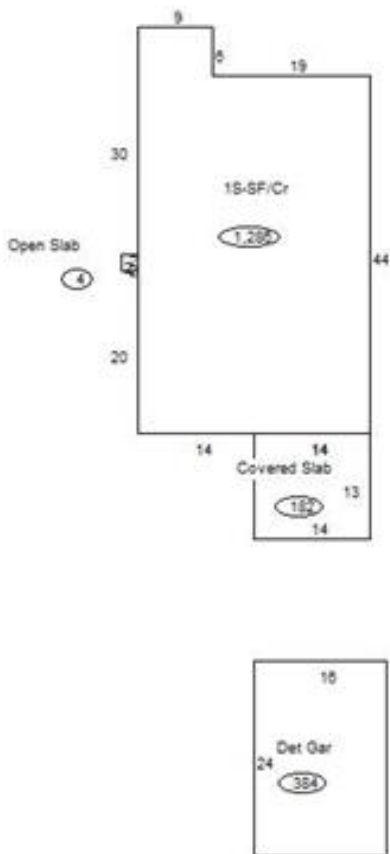
Date 02/06/2026

Time 07:14:51

Page 3

Sketch Image

300005946



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	4	1.000	4
2	M	PRCH		20	Covered Slab	182	1.000	182
3	R	1	Crawl	20	1S-SF/Cr	1,286	1.000	1,286
4	G	2		20	Det Gar	384	1.000	384
Total Building Area						1,286		1,286



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Date 02/06/2026
Time 07:14:51
Page 4

300005946

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	24x8x0			192
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (5.75 x 192)	1,104		1,104	883
						221