



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	300005947													
Parcel ID	2001-00-041-006-0-001-00													
Cadastral ID	2001-041-006-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25409													
BEACH, ANGELA DIANNE														
P O BOX 601 LAVERNE OK 73848-														
Parcel Location														
Situs	00111 SE FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0006 / 0041	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70733480 -99.89686202														
LAVERNE ORIG. BLOCK 41 WEST HALF OF LOT 5 AND ALL OF LOT 6 BOOK 778 PAGE 007														
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> </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					
					777/849	BOLDES, JOAN J. TRUST	09/18/2023		04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,100	2,100	12%	252	Assessed	2,505	168.31					
Year Frozen		Improvements	19,908	18,769		2,253	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	22,008	20,869	2,505	Total Taxable	2,505	168.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005947	BEACH, ANGELA DIANNE			202	22,008	0	2,385	160.00					
2024	2024-300005947	BEACH, ANGELA DIANNE			202	22,458	0	2,272	151.00					
2023	2023-300005947	BEACH, ANGELA DIANNE			202	19,437	0	2,163	145.00					
2022	2022-300005947	BOLDES, JOAN J. (TRUST)			202	17,171	0	2,061	140.00					
2021	2021-300005947	BOLDES, JOAN J. (TRUST)			202	18,691	0	2,243	155.00					
2020	2020-300005947	BOLDES, JOAN J. (TRUST)			202	17,960	0	2,155	146.00					
2019	2019-0005947	BOLDES, JOAN J. (TRUST)			202	17,960		2,155	129.00					
2018	2018-0005947	BOLDES, JOAN J. (TRUST)			202	19,164		2,300	137.00					
2017	2017-0005947	BOLDES, JOAN J. (TRUST)			202	18,585		2,198	131.00					
2016	2016-0005947	BOLDES, JOAN J. (TRUST)			202	18,585		2,093	125.00					
2015	2015-0005947	BOLDES, JOAN J. (TRUST)			202	18,390		1,994	119.00					
2014	2014-0005947	BOLDES, JOAN J. (TRUST)			202	19,346		1,899	113.00					
2013	2013-0005947	BOLDES, JOAN J. (TRUST)			202	25,419		1,808	108.00					



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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	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	696 / 696
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 95

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	16,899		
Lot Value	2,100		
Indicated Value	18,999	27.30	Per SqFt
Agland Value			
Site Improvements	3,056		
Total Value	22,055	31.69	Total Value Per SqFt

Cost Approach Manual :

Base Cost	104.01	Total Misc Impr	+	469
Roofing Adj	+ 5.82	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	84,497
Heat/Cool Adj	+ 1.73	Depreciation (80%)	-	67,598
Plumbing Adj	+ 9.16	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	16,899
Adj Base Cost	= 120.73	Lot Value	+	2,100
Total Area	x 696	Indicated Value	=	18,999
Adjusted Cost	= 84,028	Value Per SqFt		27.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5009	4x4		16	9.78		156
PATO	Slab Porch - Open	5010	8x4		32	9.78		313



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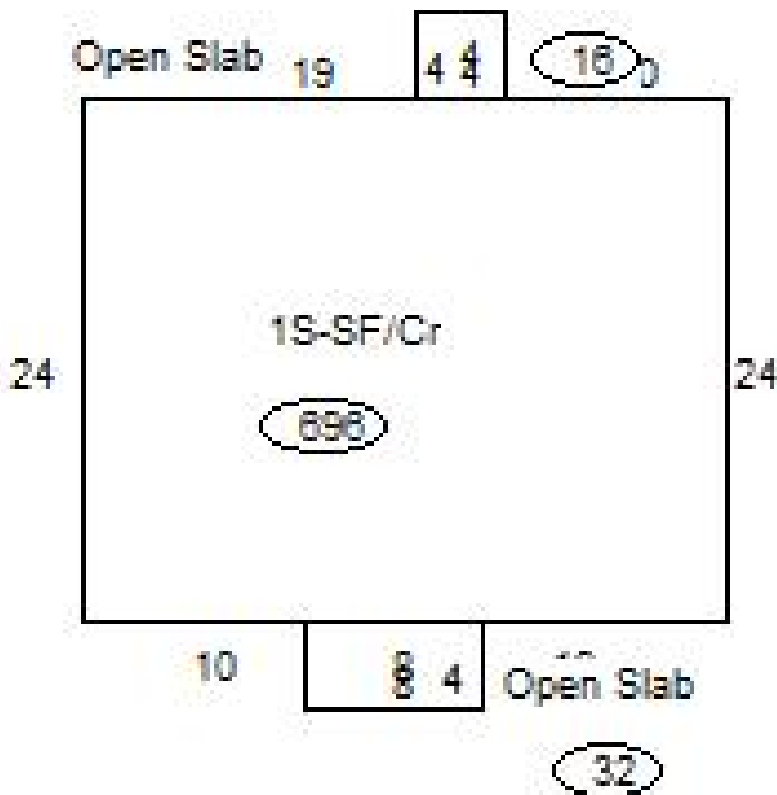
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Sketch Image

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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	696	1.000	696
2	M	PATO		20	Open Slab	16	1.000	16
3	M	PATO		20	Open Slab	32	1.000	32
Total Building Area						696		696



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	20x18x8		Formed Metal	360		
	Qual	3	Cond	3	Year	2003	Eff Age	23
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ 0% Func)	RCNLD	
	Base Cost (18.28 x 360)		6,581		6,581	4,278	2,303	
	PACN	Paving - Concrete	23x40x0			920		
	Qual	3	Cond	3	Year	1970	Eff Age	56
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.09 x 920)		3,763		3,763	3,010	753	