



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:59
 Page 1

Assessment Data					Primary Image																																																																																																															
Account	300005956																																																																																																																			
Parcel ID	2001-00-042-001-0-002-00																																																																																																																			
Cadastral ID	2001-042-001-00-0-002-00																																																																																																																			
Property Type	REAL - Real Property																																																																																																																			
Property Class	UR	VI Area	2																																																																																																																	
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
Name ID	25248																																																																																																																			
POWELL, BECKIE																																																																																																																				
311 N BROADWAY AVENUE LAVERNE OK 73848-																																																																																																																				
Parcel Location Situs 00204 COUNTY LINE RD Subdivision LAVERNE ORIG. Lot/Block 0001 / 0042 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
HOUSE 2/1/2024																																																																																																																				
Legal Description Lat/Long: 36.71753000 -99.89348094 LAVERNE ORIG BLOCK 42 LOTS S 70' OF 1-2-3; E 10' OF S 70' OF 4																																																																																																																				
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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption																																																																																																											
Code	Type	Active	Maximum	Exemption																																																																																																																
Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>774/49</td> <td>POWELL, BECKY (1/2) AND</td> <td>02/09/2023</td> <td> </td> <td>04</td> </tr> <tr> <td>773/678</td> <td>SWAN, SHARON K.</td> <td>01/24/2023</td> <td> </td> <td>04</td> </tr> <tr> <td>614/310</td> <td>SUTTON, THEODORE, ETUX</td> <td>06/23/2006</td> <td>45,000</td> <td>Q</td> </tr> <tr> <td>592/516</td> <td>LEADER MORTGAGE CO</td> <td>04/30/2004</td> <td>29,500</td> <td>U</td> </tr> <tr> <td>540/300</td> <td>DAUPHIN, MONTE M., ETUX</td> <td>11/05/1998</td> <td>35,000</td> <td>PQ</td> </tr> <tr> <td>/</td> <td>SWAN, SHARON K.</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	774/49	POWELL, BECKY (1/2) AND	02/09/2023		04	773/678	SWAN, SHARON K.	01/24/2023		04	614/310	SUTTON, THEODORE, ETUX	06/23/2006	45,000	Q	592/516	LEADER MORTGAGE CO	04/30/2004	29,500	U	540/300	DAUPHIN, MONTE M., ETUX	11/05/1998	35,000	PQ	/	SWAN, SHARON K.																																																																																
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
774/49	POWELL, BECKY (1/2) AND	02/09/2023		04																																																																																																																
773/678	SWAN, SHARON K.	01/24/2023		04																																																																																																																
614/310	SUTTON, THEODORE, ETUX	06/23/2006	45,000	Q																																																																																																																
592/516	LEADER MORTGAGE CO	04/30/2004	29,500	U																																																																																																																
540/300	DAUPHIN, MONTE M., ETUX	11/05/1998	35,000	PQ																																																																																																																
/	SWAN, SHARON K.																																																																																																																			
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 2,380</td> <td>2,380</td> <td>12%</td> <td>286</td> <td>Assessed</td> <td>6,327</td> <td>425.11</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 53,647</td> <td>50,338</td> <td> </td> <td>6,041</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 56,027</td> <td>52,718</td> <td> </td> <td>6,327</td> <td>Total Taxable</td> <td>6,327</td> <td>425.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 2,380	2,380	12%	286	Assessed	6,327	425.11	Year Frozen		Improvements 53,647	50,338		6,041	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 56,027	52,718		6,327	Total Taxable	6,327	425.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																												
Remove Cap		Land Value 2,380	2,380	12%	286	Assessed	6,327	425.11																																																																																																												
Year Frozen		Improvements 53,647	50,338		6,041	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																												
TIF Project ID	0	Total Value 56,027	52,718		6,327	Total Taxable	6,327	425.00																																																																																																												
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300005956</td> <td>POWELL, BECKIE</td> <td>202</td> <td>56,027</td> <td>0</td> <td>6,025</td> <td>405.00</td> </tr> <tr> <td>2024</td> <td>2024-300005956</td> <td>POWELL, BECKIE</td> <td>202</td> <td>61,606</td> <td>0</td> <td>5,738</td> <td>382.00</td> </tr> <tr> <td>2023</td> <td>2023-300005956</td> <td>POWELL, BECKIE</td> <td>202</td> <td>59,426</td> <td>0</td> <td>5,465</td> <td>367.00</td> </tr> <tr> <td>2022</td> <td>2022-300005956</td> <td>SWAN, SHARON K.</td> <td>202</td> <td>43,373</td> <td>0</td> <td>5,205</td> <td>352.00</td> </tr> <tr> <td>2021</td> <td>2021-300005956</td> <td>SWAN, SHARON K.</td> <td>202</td> <td>44,799</td> <td>0</td> <td>5,376</td> <td>371.00</td> </tr> <tr> <td>2020</td> <td>2020-300005956</td> <td>SWAN, SHARON K.</td> <td>202</td> <td>44,380</td> <td>0</td> <td>5,326</td> <td>361.00</td> </tr> <tr> <td>2019</td> <td>2019-0005956</td> <td>SWAN, SHARON K.</td> <td>202</td> <td>43,214</td> <td> </td> <td>5,187</td> <td>310.00</td> </tr> <tr> <td>2018</td> <td>2018-0005956</td> <td>SWAN, SHARON K.</td> <td>202</td> <td>46,544</td> <td> </td> <td>5,585</td> <td>333.00</td> </tr> <tr> <td>2017</td> <td>2017-0005956</td> <td>SWAN, RONALD E. AND</td> <td>202</td> <td>45,780</td> <td> </td> <td>5,494</td> <td>328.00</td> </tr> <tr> <td>2016</td> <td>2016-0005956</td> <td>SWAN, RONALD E. AND</td> <td>202</td> <td>46,881</td> <td> </td> <td>5,626</td> <td>336.00</td> </tr> <tr> <td>2015</td> <td>2015-0005956</td> <td>SWAN, RONALD E. AND</td> <td>202</td> <td>46,274</td> <td> </td> <td>5,553</td> <td>331.00</td> </tr> <tr> <td>2014</td> <td>2014-0005956</td> <td>SWAN, RONALD E. AND</td> <td>202</td> <td>50,702</td> <td> </td> <td>6,084</td> <td>363.00</td> </tr> <tr> <td>2013</td> <td>2013-0005956</td> <td>SWAN, RONALD E. AND</td> <td>202</td> <td>57,754</td> <td> </td> <td>5,954</td> <td>355.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300005956	POWELL, BECKIE	202	56,027	0	6,025	405.00	2024	2024-300005956	POWELL, BECKIE	202	61,606	0	5,738	382.00	2023	2023-300005956	POWELL, BECKIE	202	59,426	0	5,465	367.00	2022	2022-300005956	SWAN, SHARON K.	202	43,373	0	5,205	352.00	2021	2021-300005956	SWAN, SHARON K.	202	44,799	0	5,376	371.00	2020	2020-300005956	SWAN, SHARON K.	202	44,380	0	5,326	361.00	2019	2019-0005956	SWAN, SHARON K.	202	43,214		5,187	310.00	2018	2018-0005956	SWAN, SHARON K.	202	46,544		5,585	333.00	2017	2017-0005956	SWAN, RONALD E. AND	202	45,780		5,494	328.00	2016	2016-0005956	SWAN, RONALD E. AND	202	46,881		5,626	336.00	2015	2015-0005956	SWAN, RONALD E. AND	202	46,274		5,553	331.00	2014	2014-0005956	SWAN, RONALD E. AND	202	50,702		6,084	363.00	2013	2013-0005956	SWAN, RONALD E. AND	202	57,754		5,954	355.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-300005956	POWELL, BECKIE	202	56,027	0	6,025	405.00																																																																																																													
2024	2024-300005956	POWELL, BECKIE	202	61,606	0	5,738	382.00																																																																																																													
2023	2023-300005956	POWELL, BECKIE	202	59,426	0	5,465	367.00																																																																																																													
2022	2022-300005956	SWAN, SHARON K.	202	43,373	0	5,205	352.00																																																																																																													
2021	2021-300005956	SWAN, SHARON K.	202	44,799	0	5,376	371.00																																																																																																													
2020	2020-300005956	SWAN, SHARON K.	202	44,380	0	5,326	361.00																																																																																																													
2019	2019-0005956	SWAN, SHARON K.	202	43,214		5,187	310.00																																																																																																													
2018	2018-0005956	SWAN, SHARON K.	202	46,544		5,585	333.00																																																																																																													
2017	2017-0005956	SWAN, RONALD E. AND	202	45,780		5,494	328.00																																																																																																													
2016	2016-0005956	SWAN, RONALD E. AND	202	46,881		5,626	336.00																																																																																																													
2015	2015-0005956	SWAN, RONALD E. AND	202	46,274		5,553	331.00																																																																																																													
2014	2014-0005956	SWAN, RONALD E. AND	202	50,702		6,084	363.00																																																																																																													
2013	2013-0005956	SWAN, RONALD E. AND	202	57,754		5,954	355.00																																																																																																													



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:00
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	85 x 70	
Lot Count		
Units Buildable	2380	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,950.00 x .40 = 2,380	
Factor Value		
Adjustments		
Lot Value	2,380	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,025 / 1,025
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	2 / 1.0 /
Basement Area	
Garage Type	325 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1965 / 61

HOUSE	2/1/2024
-------	----------

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	

Cost Approach		Manual :	
Base Cost	100.47	Total Misc Impr	+ 1,961
Roofing Adj	+ 5.39	Garage Cost	+ 10,020
Subfloor Adj	+ 0.00	Total RCN	= 137,902
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 86,878
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 51,024
Adj Base Cost	= 122.85	Lot Value	+ 2,380
Total Area	x 1,025	Indicated Value	= 53,404
Adjusted Cost	= 125,921	Value Per SqFt	52.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,024		
Lot Value	2,380		
Indicated Value	53,404	52.10	Per SqFt
Agland Value			
Site Improvements	1,471		
Total Value	54,875	53.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5027	5x3		15	9.78		147
RSPC	Raised Slab Porch - Covered	5028	9x5		45	40.32		1,814



Harper

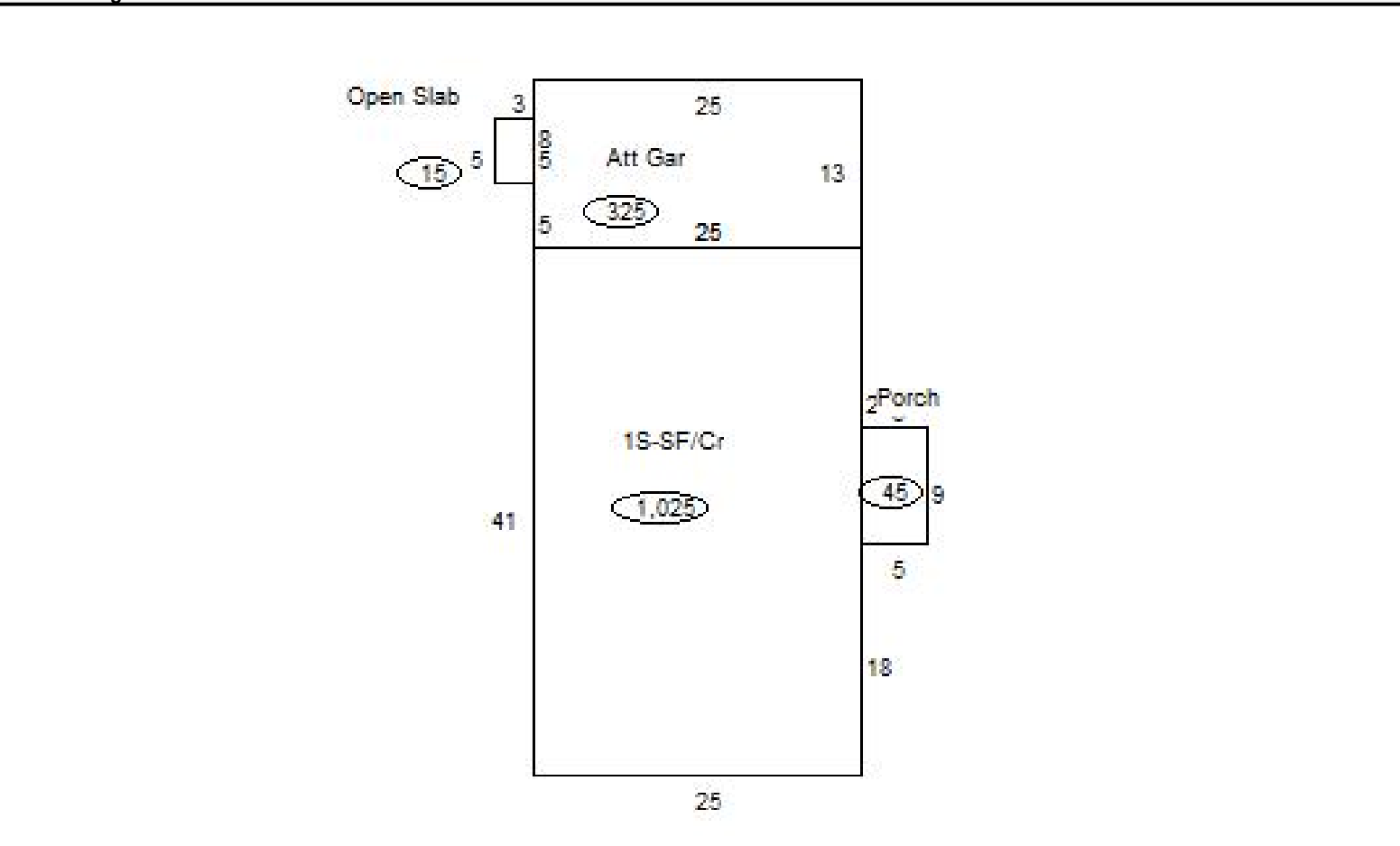
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:00
 Page 3

Sketch Image

300005956



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,025	1.000	1,025
2	G	1		20	Att Gar	325	1.000	325
3	M	PATO		20	Open Slab	15	1.000	15
4	M	RSPC		20	Porch	45	1.000	45
Total Building Area						1,025		1,025



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:00
 Page 4

300005956

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x18x8		Formed Metal	360	
	Qual	3	Cond 3	Year 2012	Eff Age 14		
	Valuation Summary		Modifier Total		RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 360)		2,858		2,858	1,600	1,258
	PACN	Concrete Paving DRIVE WAY	10x18x0			180	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.92 x 180)		1,066		1,066	853	213