



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 300005964 <b>Parcel ID</b> 2001-00-042-021-0-002-00 <b>Cadastral ID</b> 2001-042-021-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15094 TOSH, FREIDA & BEDENA TOSH  RT 1 BOX 210 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00214 COUNTY LINE RD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0021 / 0042 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-042-021-0-002-00 01/30/24</p>																								
HOUSE										2/1/2024																			
Legal Description					Building Permits																								
Lat/Long: 36.71496013 -99.89239500																													
LAVERNE ORIG BLOCK 42 LOTS E 10' OF S 70' LOT 21; S 70' LOTS 22 23-24					<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															
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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																				
Remove Cap			2,380	1,469	12%	176	Assessed	3,563	239.40																				
Year Frozen			53,227	28,219		3,387	Penalty	0																					
Uncapped Value		0	0	0		0	Exemption	1,000	-67.00																				
TIF Project ID		0	55,607	29,688		3,563	Total Taxable	2,563	172.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-300005964	TOSH, FREIDA &			202	55,607	1000	2,459	165.00																				
2024	2024-300005964	TOSH, FREIDA &			202	60,860	1000	2,359	157.00																				
2023	2023-300005964	TOSH, FREIDA &			202	56,726	1000	2,260	152.00																				
2022	2022-300005964	TOSH, FREIDA &			202	47,119	1000	2,166	147.00																				
2021	2021-300005964	TOSH, FREIDA &			202	54,477	1000	2,165	149.00																				
2020	2020-300005964	TOSH, FREIDA &			202	53,815	2000	1,165	79.00																				
2019	2019-0005964	TOSH, FREIDA &			202	54,902		1,165	70.00																				
2018	2018-0005964	TOSH, FREIDA &			202	60,485		1,165	70.00																				
2017	2017-0005964	TOSH, FREIDA &			202	60,143		1,165	70.00																				
2016	2016-0005964	TOSH, FREIDA &			202	61,263		1,165	70.00																				
2015	2015-0005964	TOSH, FREIDA &			202	57,225		1,165	70.00																				
2014	2014-0005964	TOSH, FREIDA &			202	62,652		1,165	70.00																				
2013	2013-0005964	TOSH, FREIDA &			202	83,418		3,165	189.00																				



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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	1,050 / 1,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
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
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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	99.93	Total Misc Impr	+ 1,600
Roofing Adj	+ 4.37	Garage Cost	+ 10,020
Subfloor Adj	+ 0.00	Total RCN	= 138,807
Heat/Cool Adj	+ 10.77	Depreciation ( 63%)	- 87,448
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 51,359
Adj Base Cost	= 121.13	Lot Value	+ 2,380
Total Area	x 1,050	Indicated Value	= 53,739
Adjusted Cost	= 127,187	Value Per SqFt	51.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,359		
Lot Value	2,380		
Indicated Value	53,739	51.18	Per SqFt
Agland Value			
Site Improvements	781		
Total Value	54,520	51.92	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	5071	5x3		15	9.78	147
RSPC	Raised Slab Porch - Covered	5073	9x4		36	40.37	1,453



Harper

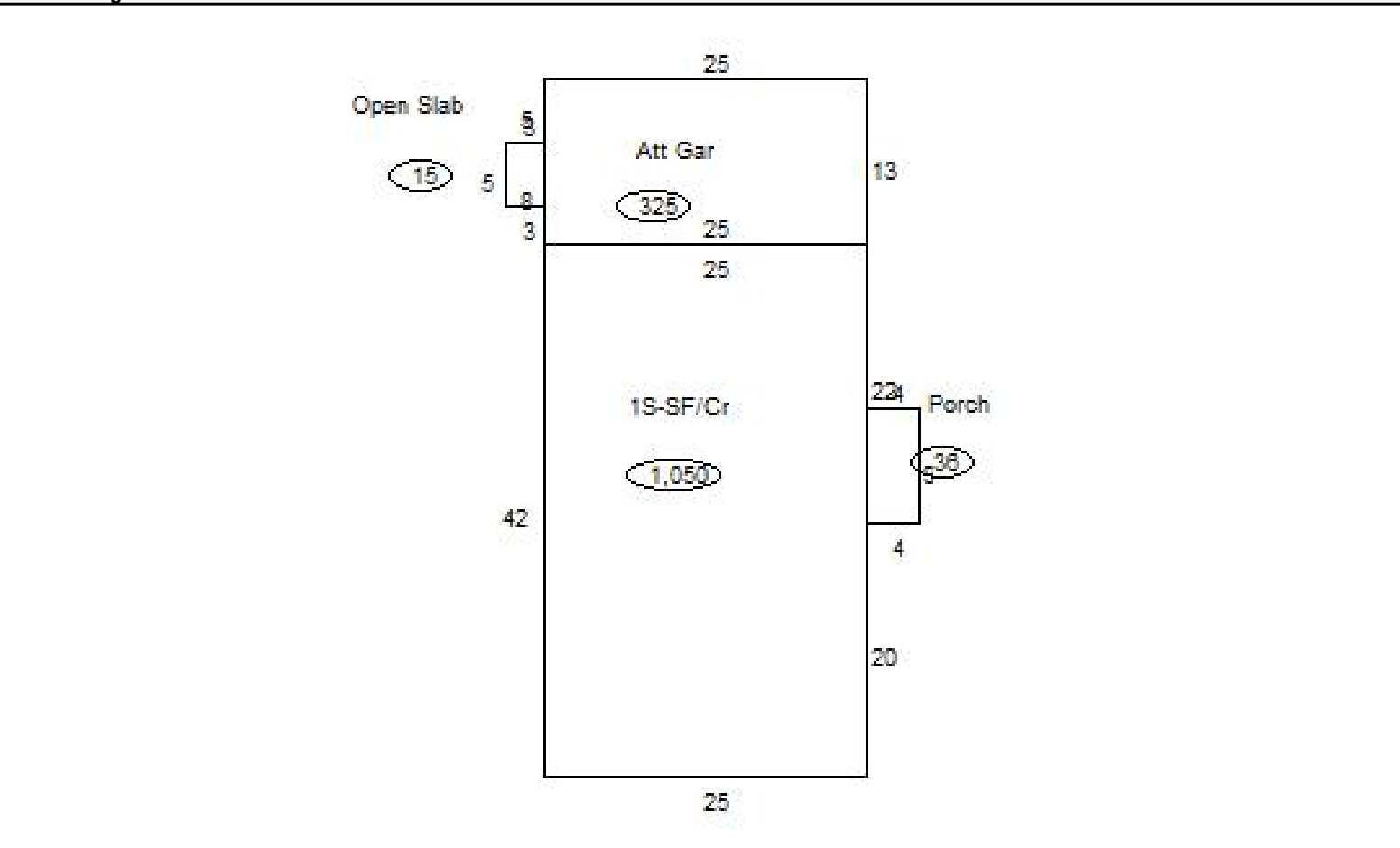
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	15	1.000	15
2	G	1		20	Att Gar	325	1.000	325
3	M	RSPC		20	Porch	36	1.000	36
4	R	1	Crawl	20	1S-SF/Cr	1,050	1.000	1,050
<b>Total Building Area</b>						<b>1,050</b>		<b>1,050</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x8x6			64
	Qual	1	Cond 1	Year 2012	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (19.59 x 64)	1,254		1,254	740	514
	PACN	Concrete Paving driveway	29x11x0			319
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.19 x 319)	1,337		1,337	1,070	267