



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:14  
 Page 1

Assessment Data					Primary Image					
Account	300005972									
Parcel ID	2001-00-043-013-0-001-00									
Cadastral ID	2001-043-013-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	1							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	24933									
COAKLEY, PAUL S.										
% SANCHEZ, SAN JOSE' LUIS										
123 S. OHIO LAVERNE OK 73848-										
<b>Parcel Location</b>										
Situs	00123 S OHIO									
Subdivision	LAVERNE ORIG.									
Lot/Block	0013 / 0043	Parcel Size	6 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
<b>Legal Description</b> Lat/Long: 36.68441209 -99.85936515										
<b>Building Permits</b>										
LAVERNE ORIG BLOCK 43 LOTS 13 THRU 18										
<b>Exemptions</b>										
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>	Bk/Pg	Grantor	Date	Price	Code
					764/941	GOSPEL LIGHTHOUSE CHURCH	11/30/2021	60,000	02	
<b>Parcel Valuation</b>										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2022	Land Value	15,680	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	115,106	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	130,786	0		0	Total Taxable	0	0.00	
<b>Assessment History</b>										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300005972	COAKLEY, PAUL S.	202	130,786	0		.00			
2024	2024-300005972	COAKLEY, PAUL S.	202	15,680	0		.00			
2023	2023-300005972	COAKLEY, PAUL S.	202	15,680	0		.00			
2022	2022-300005972	COAKLEY, PAUL S.	202	15,680	0		.00			
2021	2021-300005972	GOSPEL LIGHTHOUSE CHURCH	202	15,680	0		.00			
2020	2020-300005972	GOSPEL LIGHTHOUSE CHURCH	202	15,680	0		.00			
2019	2019-0005972	GOSPEL LIGHTHOUSE CHURCH	202	15,680			.00			
2018	2018-0005972	GOSPEL LIGHTHOUSE CHURCH	202	15,680			.00			
2017	2017-0005972	GOSPEL LIGHTHOUSE CHURCH	202	17,640			.00			
2016	2016-0005972	GOSPEL LIGHTHOUSE CHURCH	202	17,640			.00			
2015	2015-0005972	GOSPEL LIGHTHOUSE CHURCH	202	17,640			.00			
2014	2014-0005972	GOSPEL LIGHTHOUSE CHURCH	202	17,640			.00			
2013	2013-0005972	GOSPEL LIGHTHOUSE CHURCH	202	39,200			.00			



# Harper

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Date 02/06/2026  
 Time 07:15:14  
 Page 2

<b>Lot Data</b>	<b>Primary Image</b>
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,406
Fixture/RghIn	2 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	666 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 76

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	86.72	Total Misc Impr	+ 8,999
Roofing Adj	+ 4.04	Garage Cost	+ 17,096
Subfloor Adj	+ -1.96	Total RCN	= 169,043
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 125,092
Plumbing Adj	+ 2.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,951
Adj Base Cost	= 101.67	Lot Value	+ 43,951
Total Area	x 1,406	Indicated Value	= 43,951
Adjusted Cost	= 142,948	Value Per SqFt	31.26

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	43,951
Lot Value	
Indicated Value	43,951
Agland Value	31.26 Per SqFt
Site Improvements	
Total Value	43,951
	31.26 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	11586	38x6		228	39.47		8,999



Harper

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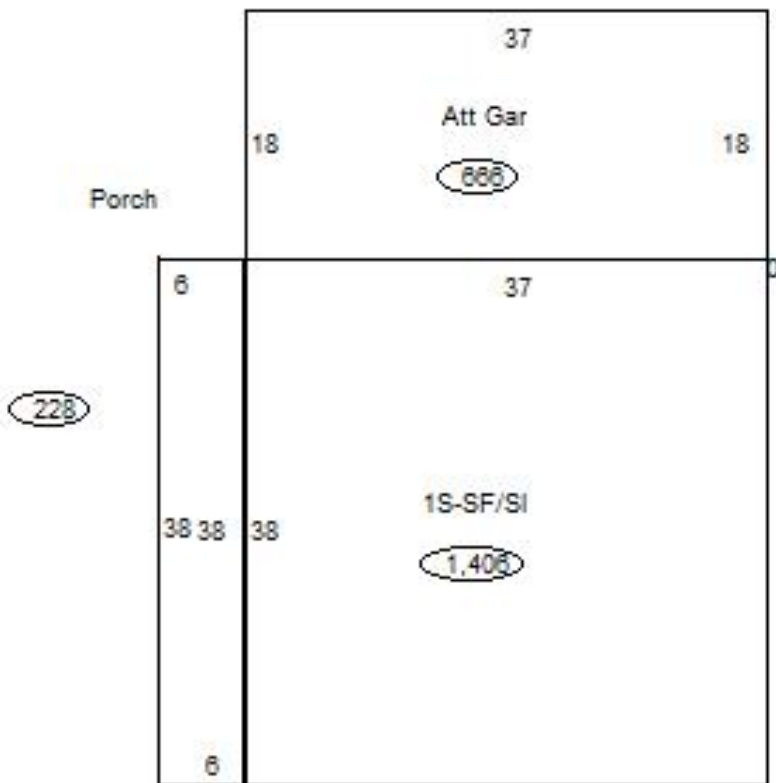
Date 02/06/2026

Time 07:15:14

Page 3

Sketch Image

300005972



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,406	1.000	1,406
2	G	1		20	Att Gar	666	1.000	666
3	M	RSPC		20	Porch	228	1.000	228
<b>Total Building Area</b>						<b>1,406</b>		<b>1,406</b>



# Harper

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Date 02/06/2026  
 Time 07:15:14  
 Page 4

Lot Data	Primary Image	
<p>Lot Size 140 x 140</p> <p>Lot Count</p> <p>Units Buildable 15680</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 19,600.00 x .80 = 15,680</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 15,680</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,500</p> <p>Total Base Value 349,545</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 349,545</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 69,909</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 69,909</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 69,909</p> <p>Land Value 15,680</p> <p>Cost Approach Value 85,589 24.45/SqFt</p>	<p>Image ID 27901</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description CHURCH</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 43,951</p> <p>Land Value 15,680</p> <p>Total Appraised Value 85,589 24.45/SqFt</p>	



Harper

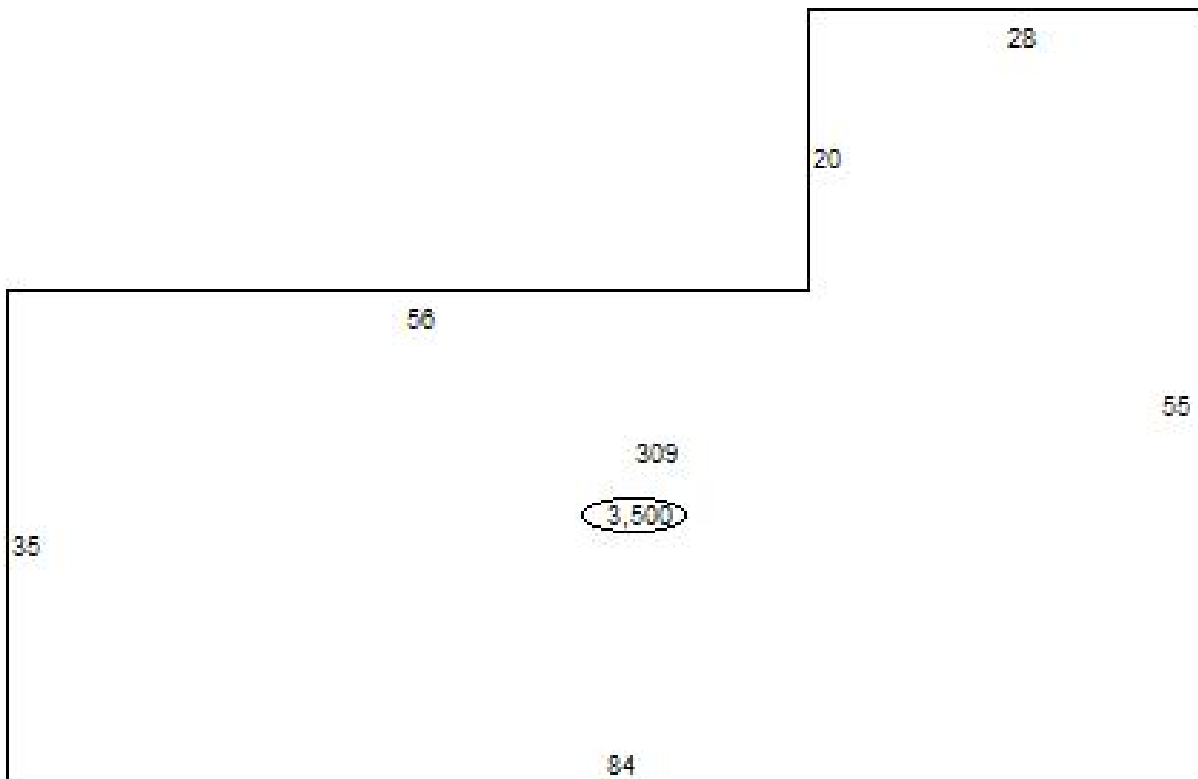
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Time 07:15:14  
Page 5

Sketch Image

300005972



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		20	309	3,500	1.000	3,500
<b>Total Building Area</b>						3,500		3,500



# Harper

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Time 07:15:14  
Page 6

Account 300005972  
Parcel ID 2001-00-043-013-0-001-00  
Cadastral ID 2001-043-013-00-0-001-00

Tax Area Code 202  
Property Class E  
Owners Name COAKLEY, PAUL S.

### Building Data

Building ID 509  
Building Sequence 1  
Occupancy 1 309 Church 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,500  
Average Perimeter 278  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1950  
Effective Age 76  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 92 - Stud Stucco  
Heating/Cooling  
Roof Type Gable  
Roof Cover Composition

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

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 79.19  
Wall Cost 20.68  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 99.87  
Total Area 3,500  
Base RCN 349,545  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 349,545  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (279,636)  
Total RCNLD 69,909  
Lump Sums  
Total Building Value 69,909 \$ 19.97 Per SqFt