



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:35  
Page 1

<b>Assessment Data</b>	<b>Primary Image</b>
<b>Account</b> 300005996 <b>Parcel ID</b> 2001-00-045-012-0-002-00 <b>Cadastral ID</b> 2001-045-012-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25668 KBS REAL ESTATE, LLC	

P O BOX 434  
SHATTUCK OK 73858-

### Parcel Location

**Situs** S OKLAHOMA  
**Subdivision** LAVERNE ORIG.  
**Lot/Block** 0012 / 0045 **Parcel Size** .5 - Lots  
**Sec/Twn/Rng** / / /  
**Neighborhood** 200100 - LAVERNE ORIG\MULTI  
**School District** 1-LAVERN - 1-LAVERNE

2001-00-045-012-0-002-00\_001.JPG 2/1/2024

<b>Legal Description</b> Lat/Long: 36.70789789 -99.89701998	<b>Building Permits</b>
---	-------------------------

LAVERNE ORIG BLOCK 45 LOT S61' OF 12 BOOK 786 PAGE 324

Number	Description	Opened	Closed	Amount

<b>Exemptions</b>	<b>Sale History</b>
-------------------	---------------------

Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
786/324	DOME, JULIE	12/01/2024	100,000	MQ
679/536	D & M BURKE FAMILY, LLC	03/30/2012	503	MQ
667/749	D & M BURKE FAMILY, L.L.C	04/20/2011	30,000	21

<b>Parcel Valuation</b>									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>
<b>Remove Cap</b>	2025	<b>Land Value</b>	1,220	1,220	12%	146	<b>Assessed</b>	867	58.25
<b>Year Frozen</b>		<b>Improvements</b>	6,005	6,005		721	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	7,225	7,225		867	<b>Total Taxable</b>	867	58.00

<b>Assessment History</b>								
---------------------------	--	--	--	--	--	--	--	--

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005996	KBS REAL ESTATE, LLC	202	7,225	0	867	58.00
2024	2024-300005996	DOME, JULIE	202	1,220	0	146	10.00
2023	2023-300005996	DOME, JULIE	202	1,220	0	146	10.00
2022	2022-300005996	DOME, JULIE	202	1,220	0	146	10.00
2021	2021-300005996	DOME, JULIE	202	1,220	0	146	10.00
2020	2020-300005996	DOME, JULIE	202	1,220	0	146	10.00
2019	2019-0005996	DOME, JULIE	202	1,220		146	9.00
2018	2018-0005996	DOME, JULIE	202	1,220		146	9.00
2017	2017-0005996	DOME, JULIE	202	1,373		165	10.00
2016	2016-0005996	DOME, JULIE	202	1,373		165	10.00
2015	2015-0005996	DOME, JULIE	202	1,373		165	10.00
2014	2014-0005996	DOME, JULIE	202	1,373		165	10.00
2013	2013-0005996	DOME, JULIE	202	3,050		366	22.00



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:35  
Page 2

Lot Data	Primary Image	
<p>Lot Size 25 x 61</p> <p>Lot Count</p> <p>Units Buildable 1220</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 1,525.00 x .80 = 1,220</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,220</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,442</p> <p>Total Improvement Value 5,442</p> <p>Land Value 1,220</p> <p>Cost Approach Value 6,662</p>	<p>Image ID 27943</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-012-0-002-00_001.JPG</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 5,442</p> <p>Land Value 1,220</p> <p>Total Appraised Value 6,662</p>	



Harper

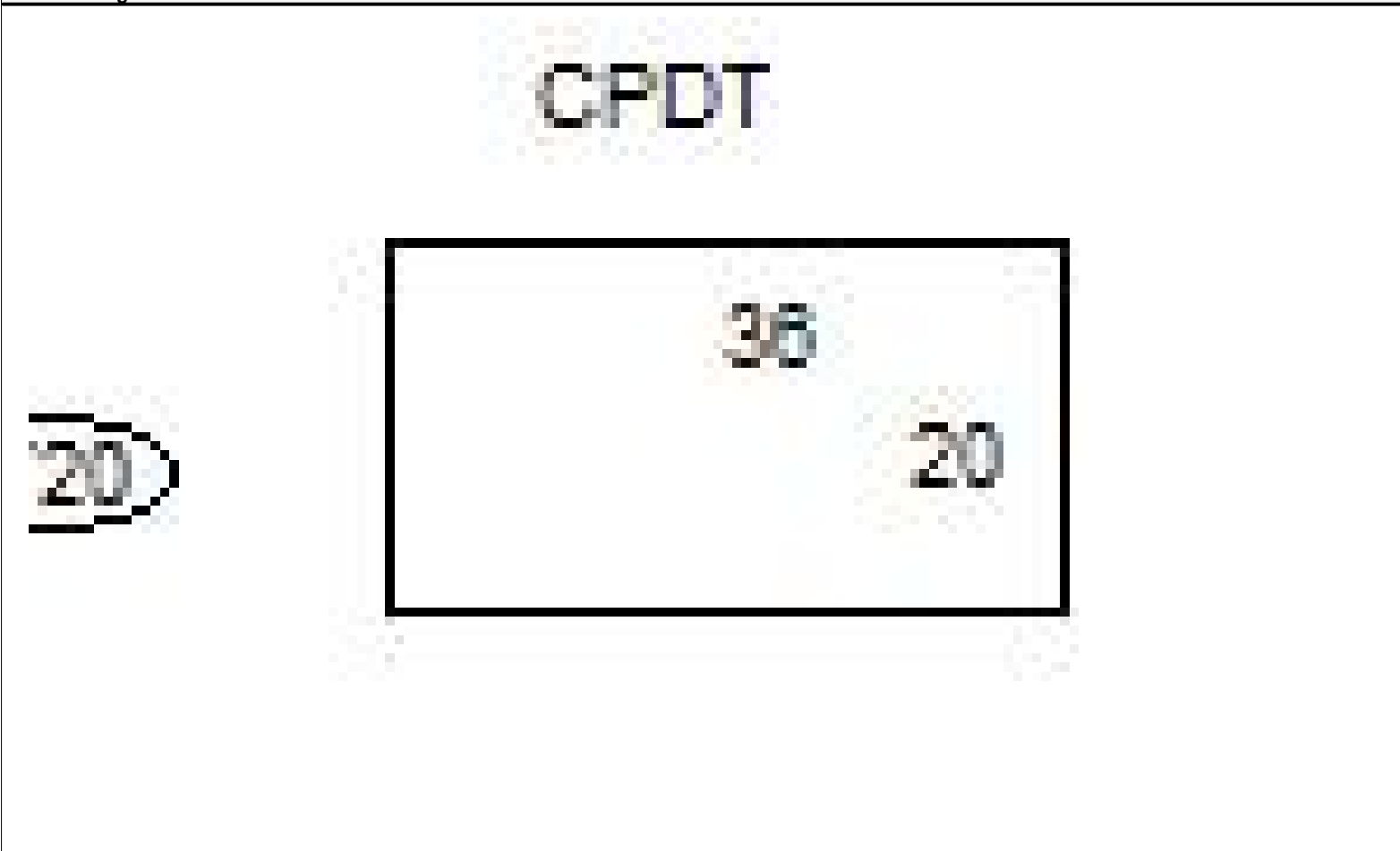
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:35  
Page 3

Sketch Image

300005996



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	CPDT		50	CPDT	720	1.000	720

Total Building Area



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor


Date 02/06/2026

Time 07:15:35

Page 4

300005996

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	36x20x8		Formed Metal	720
	Qual	3	Cond 3	Year	2025	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.04 x 720)		5,789	347	5,442
<b>Total Site Improvement Value</b>						<b>5,442</b>