



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 300005997 Parcel ID 2001-00-045-013-0-001-00 Cadastral ID 2001-045-013-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25600 MILLER LIVING TRUST, U/A - THE C/O KIMBERLY MILLER, BRACK MILLER: TRUSTEES P O BOX 125 GATE OK 73844-																																																						
Parcel Location Situs 00113 S OKLAHOMA Subdivision LAVERNE ORIG. Lot/Block 0013 / 0045 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																						
Legal Description Lat/Long: 36.70944997 -99.89803672					Building Permits																																																	
LAVERNE ORIG BLOCK 45 LOTS 13-14 BOOK 783 PAGE 303					<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																																													
					783/303	WARD, ALFRED D. &	08/06/2024	81,000	21																																													
					664/612	LENZ, STERLING	11/21/2010	500	21																																													
					635/416	LENZ, GEORGE ROY, JR.	03/05/2008	3,000	04																																													
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>2025</td> <td>Land Value 5,040</td> <td>5,040</td> <td>12%</td> <td>605</td> <td>Assessed</td> <td>9,772</td> <td>656.58</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 76,393</td> <td>76,393</td> <td> </td> <td>9,167</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 81,433</td> <td>81,433</td> <td> </td> <td>9,772</td> <td>Total Taxable</td> <td>9,772</td> <td>657.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2025	Land Value 5,040	5,040	12%	605	Assessed	9,772	656.58	Year Frozen		Improvements 76,393	76,393		9,167	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 81,433	81,433		9,772	Total Taxable	9,772	657.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300005997	MILLER LIVING TRUST, U/A - THE	202	81,433	0	9,772	657.00																																															
2024	2024-300005997	MILLER LIVING TRUST, U/A - THE	202	49,658	0	5,959	396.00																																															
2023	2023-300005997	WARD, ALFRED D. &	202	50,428	0	6,051	406.00																																															
2022	2022-300005997	WARD, ALFRED D. &	202	50,213	0	6,025	408.00																																															
2021	2021-300005997	WARD, ALFRED D. &	202	51,379	0	6,165	426.00																																															
2020	2020-300005997	WARD, ALFRED D. &	202	52,722	0	6,265	424.00																																															
2019	2019-0005997	WARD, ALFRED D. &	202	52,722		5,405	323.00																																															
2018	2018-0005997	WARD, ALFRED D. &	202	52,722		5,147	307.00																																															
2017	2017-0005997	WARD, ALFRED D. &	202	53,352		4,902	293.00																																															
2016	2016-0005997	WARD, ALFRED D. &	202	53,352		4,669	279.00																																															
2015	2015-0005997	WARD, ALFRED D. &	202	53,352		4,447	265.00																																															
2014	2014-0005997	WARD, ALFRED D. &	202	53,352		4,235	253.00																																															
2013	2013-0005997	WARD, ALFRED D. &	202	33,612		4,033	241.00																																															



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Lot Data	Primary Image
<p>Lot Size 45 x 140 Lot Count 2 Units Buildable Non-Ag Acres Topography LEVEL Street Access BLACKTOP Utilities ALL UTILITIES Amenities</p> <p>Value Model 13 LAVERNE COMM Value Method Square-Foot</p> <p>Base Lot Value 6,300.00 x .80 = 5,040 Factor Value 0 Adjustments Lot Value 5,040</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025 Total Building Area 1,500 Total Base Value 171,165 Modifier Value Misc Improvements Replacement Cost New 171,165 Phys/Func Depreciation Loss () RCN Less Phys/Func 148,914 Economic Depreciation RCNLD (All Sources) 148,914 Depreciated Improvements Outbuilding Value 8,108 Total Improvement Value 157,022 Land Value 5,040 Cost Approach Value 162,062 108.04/SqFt</p>	<p>Image ID 30993 Image Date 11/22/2024 Name 5997_1.JPG Description BUILDING</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 8,108 Land Value 5,040 Total Appraised Value 162,062 108.04/SqFt</p>



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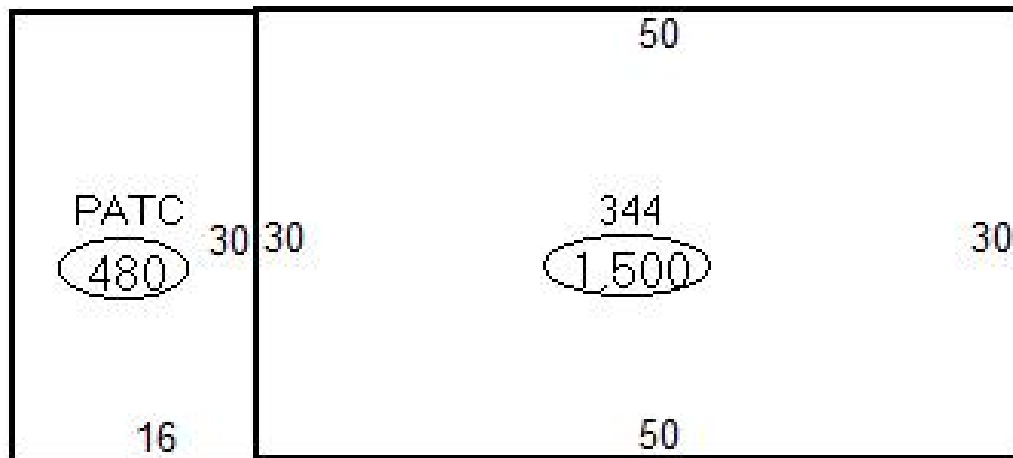
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	1,500	1.000	1,500
2	O	PATC		20	PATC	480	1.000	480
3	O	GRDT		50	GRDT	528	1.000	528
Total Building Area						1,500		1,500



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Account 300005997
Parcel ID 2001-00-045-013-0-001-00
Cadastral ID 2001-045-013-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name MILLER LIVING TRUST, U/A - THE

Building Data

Building ID 534
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2012
Effective Age 14
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

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

Building Image



Image Information

Image Name 5997_1.JPG
Image Date 11/22/2024
Image Name 5997_1.JPG
Description BUILDING

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 80.23
Wall Cost 19.67
HVAC Cost 14.21
Basement Cost 0.00
Total Base Cost 114.11
Total Area 1,500
Base RCN 171,165
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 171,165
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (22,251)
Total RCNLD 148,914
Lump Sums
Total Building Value 148,914 \$ 99.28 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete /DRIVEWAY	15x15x0	Concrete		225
	Qual 3	Cond 3	Year 2012	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.27 x 225)		1,186	913	273
	PACN	Paving - Concrete / FRONT SIDEWALK	19x5x0	Concrete		95
	Qual 3	Cond 3	Year 2012	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (7.14 x 95)		678	522	156
	PACN	Paving - Concrete / WALK TO GARAGE	40x4x0	Concrete		160
	Qual 3	Cond 3	Year 2012	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (6.21 x 160)		994	765	229
	PATC	Patio - Covered	30x16x8	Concrete	Formed Metal	480
	Qual 3	Cond 3	Year 2012	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (12.18 x 480)		5,846	3,332	2,514
	GRDT	Garage - Detached	24x22x8	Concrete	Composition Shingle	528
	Qual 2	Cond 2	Year 2000	Eff Age 31		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.26 x 528)		11,753	6,817	4,936
Total Site Improvement Value						8,108