



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:44
 Page 1

Assessment Data				Primary Image																																																																																																																					
Account 300006006 Parcel ID 2001-00-046-020-0-001-00 Cadastral ID 2001-046-020-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15117 WARD, PAULINE F. % ELIZABETH MCCOY PO BOX 24 LAVERNE OK 73848-																																																																																																																									
Parcel Location Situs 00122 S OKLAHOMA Subdivision LAVERNE ORIG. Lot/Block 0020 / 0046 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71003540 -99.89867778 LAVERNE ORIG BLOCK 46 LOTS 20-21-22;S 60' 23-24				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						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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
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 5,400</td> <td>5,400</td> <td>12%</td> <td>648</td> <td>Assessed</td> <td>6,218</td> <td>417.79</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 21,057</td> <td>21,057</td> <td></td> <td>2,527</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 25,360</td> <td>25,360</td> <td></td> <td>3,043</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 51,817</td> <td>51,817</td> <td></td> <td>6,218</td> <td>Total Taxable</td> <td>6,218</td> <td>418.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 5,400	5,400	12%	648	Assessed	6,218	417.79	Year Frozen		Improvements 21,057	21,057		2,527	Penalty	0		Uncapped Value	0	Mobile Home 25,360	25,360		3,043	Exemption	0	0.00	TIF Project ID	0	Total Value 51,817	51,817		6,218	Total Taxable	6,218	418.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		Land Value 5,400	5,400	12%	648	Assessed	6,218	417.79																																																																																																																	
Year Frozen		Improvements 21,057	21,057		2,527	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 25,360	25,360		3,043	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 51,817	51,817		6,218	Total Taxable	6,218	418.00																																																																																																																	
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>2025-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>51,817</td><td>0</td><td>6,218</td><td>418.00</td></tr> <tr><td>2024</td><td>2024-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>55,518</td><td>0</td><td>6,545</td><td>435.00</td></tr> <tr><td>2023</td><td>2023-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>51,946</td><td>0</td><td>6,234</td><td>419.00</td></tr> <tr><td>2022</td><td>2022-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>51,946</td><td>1000</td><td>5,234</td><td>354.00</td></tr> <tr><td>2021</td><td>2021-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>51,946</td><td>1000</td><td>5,234</td><td>361.00</td></tr> <tr><td>2020</td><td>2020-300006006</td><td>WARD, PAULINE F.</td><td>202</td><td>51,946</td><td>1000</td><td>5,234</td><td>355.00</td></tr> <tr><td>2019</td><td>2019-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>53,449</td><td></td><td>5,414</td><td>323.00</td></tr> <tr><td>2018</td><td>2018-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>56,792</td><td></td><td>5,815</td><td>347.00</td></tr> <tr><td>2017</td><td>2017-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>57,396</td><td></td><td>5,887</td><td>351.00</td></tr> <tr><td>2016</td><td>2016-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>68,107</td><td></td><td>5,926</td><td>354.00</td></tr> <tr><td>2015</td><td>2015-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>58,761</td><td></td><td>5,723</td><td>342.00</td></tr> <tr><td>2014</td><td>2014-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>61,624</td><td></td><td>5,527</td><td>330.00</td></tr> <tr><td>2013</td><td>2013-0006006</td><td>WARD, PAULINE F.</td><td>202</td><td>74,434</td><td></td><td>5,337</td><td>319.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006006	WARD, PAULINE F.	202	51,817	0	6,218	418.00	2024	2024-300006006	WARD, PAULINE F.	202	55,518	0	6,545	435.00	2023	2023-300006006	WARD, PAULINE F.	202	51,946	0	6,234	419.00	2022	2022-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	354.00	2021	2021-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	361.00	2020	2020-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	355.00	2019	2019-0006006	WARD, PAULINE F.	202	53,449		5,414	323.00	2018	2018-0006006	WARD, PAULINE F.	202	56,792		5,815	347.00	2017	2017-0006006	WARD, PAULINE F.	202	57,396		5,887	351.00	2016	2016-0006006	WARD, PAULINE F.	202	68,107		5,926	354.00	2015	2015-0006006	WARD, PAULINE F.	202	58,761		5,723	342.00	2014	2014-0006006	WARD, PAULINE F.	202	61,624		5,527	330.00	2013	2013-0006006	WARD, PAULINE F.	202	74,434		5,337	319.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006006	WARD, PAULINE F.	202	51,817	0	6,218	418.00																																																																																																																		
2024	2024-300006006	WARD, PAULINE F.	202	55,518	0	6,545	435.00																																																																																																																		
2023	2023-300006006	WARD, PAULINE F.	202	51,946	0	6,234	419.00																																																																																																																		
2022	2022-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	354.00																																																																																																																		
2021	2021-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	361.00																																																																																																																		
2020	2020-300006006	WARD, PAULINE F.	202	51,946	1000	5,234	355.00																																																																																																																		
2019	2019-0006006	WARD, PAULINE F.	202	53,449		5,414	323.00																																																																																																																		
2018	2018-0006006	WARD, PAULINE F.	202	56,792		5,815	347.00																																																																																																																		
2017	2017-0006006	WARD, PAULINE F.	202	57,396		5,887	351.00																																																																																																																		
2016	2016-0006006	WARD, PAULINE F.	202	68,107		5,926	354.00																																																																																																																		
2015	2015-0006006	WARD, PAULINE F.	202	58,761		5,723	342.00																																																																																																																		
2014	2014-0006006	WARD, PAULINE F.	202	61,624		5,527	330.00																																																																																																																		
2013	2013-0006006	WARD, PAULINE F.	202	74,434		5,337	319.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:45
 Page 2

Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	540	x	25
Lot Count			
Units Buildable	5400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	13,500.00 x .40 = 5,400		
Factor Value			
Adjustments			
Lot Value	5,400		



HOUSE 3/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,032 / 1,032
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,032
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 106

GRM Approach

GRM Code	
Gross Rent Indicated Value	

Multiple Regression

MRA Code	
Adjusted R Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	20,437		
Lot Value	5,400		
Indicated Value	25,837	25.04	Per SqFt
Agland Value			
Site Improvements	168		
Total Value	26,005	25.20	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	87.86	Total Misc Impr	+ 1,092
Roofing Adj	+ 3.98	Garage Cost	+
Subfloor Adj	+ -1.04	Total RCN	= 102,187
Heat/Cool Adj	+ 1.56	Depreciation (80%)	- 81,750
Plumbing Adj	+ 5.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 20,437
Adj Base Cost	= 97.96	Lot Value	+ 5,400
Total Area	x 1,032	Indicated Value	= 25,837
Adjusted Cost	= 101,095	Value Per SqFt	25.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	OPEN PORCH	5105	12x10		120	9.10		1,092



Harper

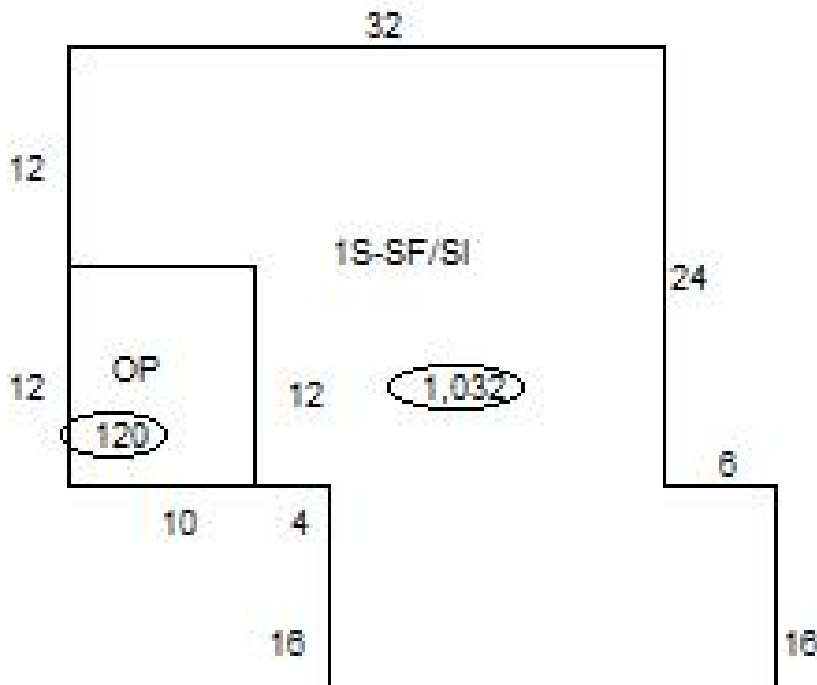
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:45
Page 3

Sketch Image

300006006



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,032	1.000	1,032
2	M	PATO		20	OP	120	1.000	120
Total Building Area						1,032		1,032



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:45
Page 4

300006006

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	25x5x0			125
	Qual 3	Cond 3	Year 1930	Eff Age 96		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.71 x 125)	839		839	671
				168



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:45
 Page 5

Lot Data	Primary Image
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	6 Mobile Home 76 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	SWMH Singlewide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,216
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 24

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adjusted 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	43.27	Total Misc Impr	+ 4,066
Roofing Adj	+ 2.13	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 71,007
Heat/Cool Adj	+ 2.79	Depreciation (66%)	- 46,865
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,142
Adj Base Cost	= 55.05	Lot Value	+ 24,142
Total Area	x 1,216	Indicated Value	= 24,142
Adjusted Cost	= 66,941	Value Per SqFt	19.85

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	24,142
Lot Value	
Indicated Value	24,142
Agland Value	19.85 Per SqFt
Site Improvements	607
Total Value	24,749
	20.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	One, Frame	0	1		1	4,065.82		4,066



Harper

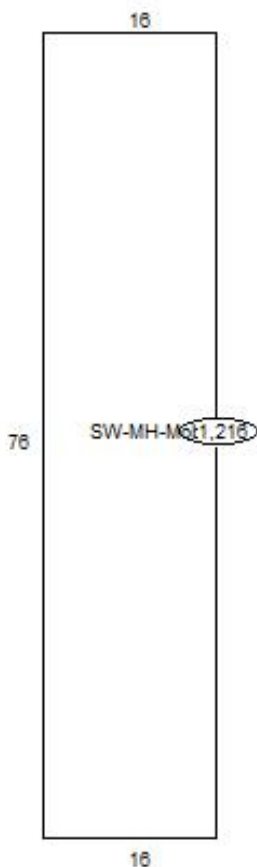
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:45
Page 6

Sketch Image

300006006



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,216	1.000	1,216
Total Building Area						1,216		1,216



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:45
Page 7

300006006

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	6x5x0			30
	Qual 3	Cond 3	Year 2006	Eff Age 20		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (26.10 x 30)		783		783	509
	WODO	Wood Deck - Open	5x3x0			15
	Qual 3	Cond 3	Year 2006	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (26.31 x 15)		395		395	257
	PACN	Paving - Concrete / SIDEWALK FROM HOUSE	52x3x0			156
	Qual 3	Cond 3	Year 2006	Eff Age 20		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.26 x 156)		977		977	782