



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	300006015													
Parcel ID	2001-00-047-013-0-001-00													
Cadastral ID	2001-047-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15122													
DUVALL, DONALD E.														
PO BOX 811 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00324 SW FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0047	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70997394 -99.89826630														
LAVERNE ORIG BLOCK 47 LOTS S 85' OF 13-14-15														
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>HV</td><td>Veteran</td><td>Yes</td><td>999,999</td><td>6,436</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	6,436
Code	Type	Active	Maximum	Exemption										
HV	Veteran	Yes	999,999	6,436										
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>DUVALL, DONALD E.</td><td></td><td></td><td></td></tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DUVALL, DONALD E.			
Bk/Pg	Grantor	Date	Price	Code										
/	DUVALL, DONALD E.													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,550	2,550	12%	306	Assessed	6,436	432.43					
Year Frozen		Improvements	60,186	51,084		6,130	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	6,436	-432.00					
TIF Project ID	0	Total Value	62,736	53,634		6,436	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006015	DUVALL, DONALD E.	202	62,736	6249		.00							
2024	2024-300006015	DUVALL, DONALD E.	202	64,038	6067		.00							
2023	2023-300006015	DUVALL, DONALD E.	202	49,084	5890		.00							
2022	2022-300006015	DUVALL, DONALD E.	202	49,084	5890		.00							
2021	2021-300006015	DUVALL, DONALD E.	202	49,084	5890		.00							
2020	2020-300006015	DUVALL, DONALD E.	202	49,084	5890		.00							
2019	2019-0006015	DUVALL, DONALD E.	202	49,285			.00							
2018	2018-0006015	DUVALL, DONALD E.	202	52,381			.00							
2017	2017-0006015	DUVALL, DONALD E.	202	50,672			.00							
2016	2016-0006015	DUVALL, DONALD E.	202	50,672			.00							
2015	2015-0006015	DUVALL, DONALD E.	202	49,430			.00							
2014	2014-0006015	DUVALL, DONALD E.	202	52,255		3,225	192.00							
2013	2013-0006015	DUVALL, DONALD E.	202	34,184		3,102	185.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 85	
Lot Count		
Units Buildable	2550	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,375.00 x .40 = 2,550	
Factor Value		
Adjustments		
Lot Value	2,550	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 73

HOUSE	3/1/2023
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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	88.40	Total Misc Impr	+ 12,588
Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ -1.96	Total RCN	= 147,852
Heat/Cool Adj	+ 10.77	Depreciation (72%)	- 106,453
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,399
Adj Base Cost	= 106.34	Lot Value	+ 2,550
Total Area	x 1,272	Indicated Value	= 43,949
Adjusted Cost	= 135,264	Value Per SqFt	34.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,399		
Lot Value	2,550		
Indicated Value	43,949	34.55	Per SqFt
Agland Value			
Site Improvements	17,280		
Total Value	61,229	48.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PATC	Patio - Covered	5129	25x8		200	15.74		3,148
RSPC	Raised Slab Porch - Covered	5130	6x2		12	40.49		486
PATO	Patio - Open	8683	324		324	7.50		2,430
CPDT	Carport - Detached	8684	18x10		180	9.67		1,741



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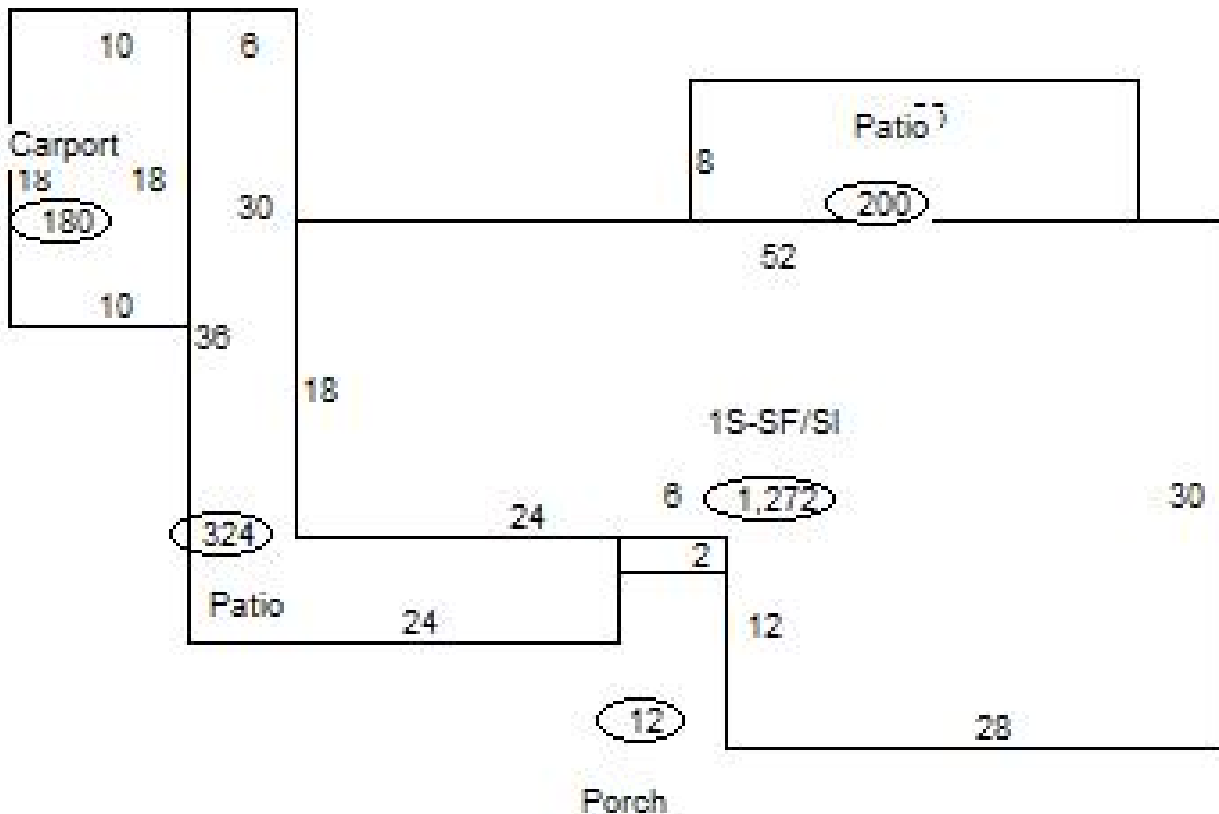
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,272	1.000	1,272
2	M	PATC		20	Patio	200	1.000	200
3	M	RSPC		20	Porch	12	1.000	12
4	M	PATO		20	Patio	324	1.000	324
5	M	CPDT		20	Carport	180	1.000	180
Total Building Area						1,272		1,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	20x10x8		Formed Metal	200
	Qual 2	Cond 2	Year 2014	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (16.62 x 200)		3,324		3,324 1,629		1,695
	SHDS	Yard Shed - Metal / BEHIND SHED	18x12x8		Formed Metal	216
	Qual 2	Cond 2	Year 2012	Eff Age 17		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (16.40 x 216)		3,542		3,542 1,913		1,629
	PACN	Paving - Concrete / DRIVEWAY	20x25x0			500
	Qual 3	Cond 3	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.16 x 500)		2,080		2,080 1,664		416
	UTIL	Utility Bldg	30x35x14		Formed Metal	1,050
	Qual 3	Cond 3	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (27.65 x 1,050)		29,033		29,033 15,678		13,355
	PACN	Paving - Concrete / SIDEWALK	36x4x0			144
	Qual 3	Cond 3	Year 1960	Eff Age 66		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.43 x 144)		926		926 741		185