



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	300006031													
Parcel ID	2001-00-048-018-0-001-00													
Cadastral ID	2001-048-018-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25037													
PRICE, TYLER														
PO BOX 154 LAVERNE OK 73848-														
Parcel Location														
Situs	00416 SW FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0018 / 0048	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70521511 -99.89409793														
LAVERNE ORIG BLOCK 48 LOTS 18-19														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					766/451	BARBER, RUSTY &	03/07/2022	23,000	16					
					744/329	FIELDS, LESLIE S.	04/15/2019	500	16					
					724/830	HANEY, LINDSEY	12/26/2016	35,000	Q					
					706/374	KOINZAN, BRAYDN DEAN	02/20/2015	25,000	PQ					
					661/226	HAYES, ROBIN D.	08/10/2010	26,500	PQ					
					642/380	HAYES, CARL A. (TRUST) A	09/15/2008	10,000	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2023	Land Value	2,800	2,800	12%	336	Assessed	4,429	297.58					
Year Frozen		Improvements	34,105	34,105		4,093	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	36,905	36,905		4,429	Total Taxable	4,429	298.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006031	PRICE, TYLER	202	36,905	0	4,271	287.00							
2024	2024-300006031	PRICE, TYLER	202	40,934	0	4,068	271.00							
2023	2023-300006031	PRICE, TYLER	202	32,286	0	3,874	260.00							
2022	2022-300006031	PRICE, TYLER	202	32,286	0	3,874	262.00							
2021	2021-300006031	BARBER, RUSTY &	202	32,286	0	3,874	267.00							
2020	2020-300006031	BARBER, RUSTY &	202	32,286	0	3,874	262.00							
2019	2019-0006031	BARBER, RUSTY &	202	35,000		4,200	251.00							
2018	2018-0006031	FIELDS, LESLIE S.	202	35,000		4,200	251.00							
2017	2017-0006031	FIELDS, LESLIE S.	202	25,731		3,087	184.00							
2016	2016-0006031	HANEY, LINDSEY	202	25,000		3,000	179.00							
2015	2015-0006031	STAHLMAN, LINDSEY &	202	25,406		2,048	122.00							
2014	2014-0006031	KOINZAN, BRAYDN DEAN	202	27,142		2,257	135.00							
2013	2013-0006031	KOINZAN, BRAYDN DEAN	202	28,345		2,275	136.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	50 x 140		
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	7,000.00 x .40 = 2,800		
Factor Value			
Adjustments			
Lot Value	2,800		



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	840 / 840
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	420 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1930 / 73

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	33,094		
Lot Value	2,800		
Indicated Value	35,894	42.73	Per SqFt
Agland Value			
Site Improvements	123		
Total Value	36,017	42.88	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	100.07	Total Misc Impr	+ 4,338
Roofing Adj	+ 4.67	Garage Cost	+ 18,053
Subfloor Adj	+ 0.00	Total RCN	= 118,193
Heat/Cool Adj	+ 1.73	Depreciation (72%)	- 85,099
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,094
Adj Base Cost	= 114.05	Lot Value	+ 2,800
Total Area	x 840	Indicated Value	= 35,894
Adjusted Cost	= 95,802	Value Per SqFt	42.73

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5177	6x3		18	40.45		728
RSPC	Raised Slab Porch - Covered	5178	15x6		90	40.11		3,610



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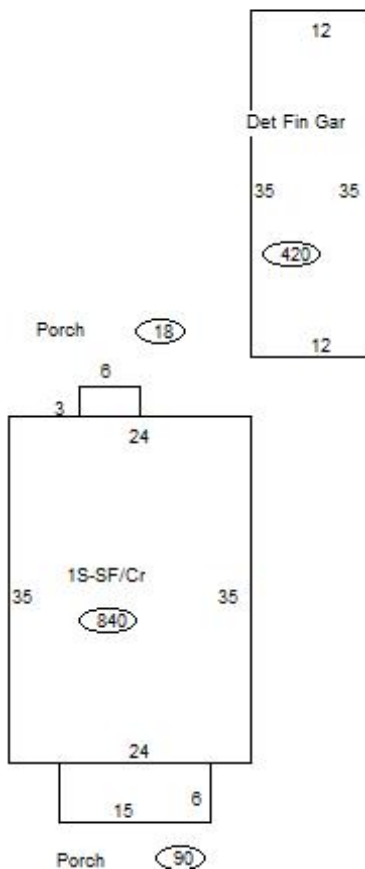
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	840	1.000	840
2	M	RSPC		20	Porch	18	1.000	18
3	M	RSPC		20	Porch	90	1.000	90
4	G	6		20	Det Fin Gar	420	1.000	420
Total Building Area						840		840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	28x3x0			84
	Qual 3	Cond 3	Year 1930	Eff Age 96		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (7.30 x 84)	613		613	490
				123