




# 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	300006034				 <p>FRONT OF HOUSE 4/23/2025</p>									
Parcel ID	2001-00-050-001-0-001-00													
Cadastral ID	2001-050-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15140													
LOVE, PEGGY														
P O BOX 112 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00124 N KANSAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0050	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71151884 -99.89584946														
LAVERNE ORIG BLOCK 50 LOTS N 80' OF 1 THRU 4 & ALL 5														
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	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	577/765	SMITH, MATTIE E.	10/14/2002	20,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,600	3,042	12%	365	Assessed	4,202	282.33					
Year Frozen		Improvements	52,800	31,971		3,837	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	57,400	35,013		4,202	Total Taxable	3,202	215.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006034	LOVE, PEGGY	202	57,400	1000	3,079	207.00							
2024	2024-300006034	LOVE, PEGGY	202	61,194	1000	2,961	197.00							
2023	2023-300006034	LOVE, PEGGY	202	55,877	1000	2,845	191.00							
2022	2022-300006034	LOVE, PEGGY	202	54,903	1000	2,734	185.00							
2021	2021-300006034	LOVE, PEGGY	202	52,101	1000	2,624	181.00							
2020	2020-300006034	LOVE, PEGGY	202	52,101	1000	2,519	171.00							
2019	2019-0006034	LOVE, PEGGY	202	52,101		2,417	144.00							
2018	2018-0006034	LOVE, PEGGY	202	56,402		2,317	138.00							
2017	2017-0006034	LOVE, PEGGY	202	54,109		2,221	133.00							
2016	2016-0006034	LOVE, PEGGY	202	54,109		2,126	127.00							
2015	2015-0006034	LOVE, PEGGY	202	53,411		2,035	121.00							
2014	2014-0006034	LOVE, PEGGY	202	57,203		1,948	116.00							
2013	2013-0006034	LOVE, PEGGY	202	58,466		1,862	111.00							




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	 <p>2001-00-050-001-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	4600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,500.00 x .40 = 4,600	
Factor Value		
Adjustments		
Lot Value	4,600	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	70% One Story 30% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,191 / 2,431
Style	70% One Story - 30% 1 1/2 Story Finished
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 87

FRONT OF HOUSE 4/23/2025

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	52,230		
Lot Value	4,600		
Indicated Value	56,830	23.38	Per SqFt
Agland Value			
Site Improvements	636		
Total Value	57,466	23.64	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.69	Total Misc Impr	+ 2,773
Roofing Adj	+ 3.36	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 208,922
Heat/Cool Adj	+ 1.73	Depreciation ( 75%)	- 156,692
Plumbing Adj	+ 4.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 52,230
Adj Base Cost	= 84.80	Lot Value	+ 4,600
Total Area	x 2,431	Indicated Value	= 56,830
Adjusted Cost	= 206,149	Value Per SqFt	23.38

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5182	14x5		70	22.75		1,593
PATC	Patio - Covered	5184	7x3		21	17.11		359
PATC	Patio - Covered	13445	12x4		48	17.11		821



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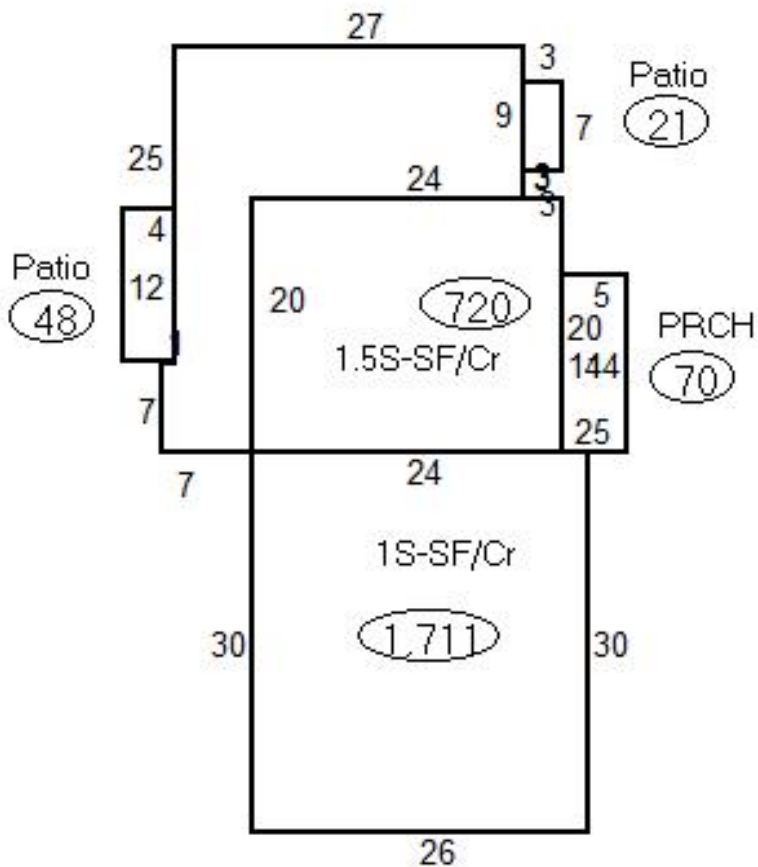
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	70	1.000	70
2	R	5	Crawl	20	1.5S-SF/Cr	480	1.500	720
3	M	PATC		20	Patio	21	1.000	21
4	R	1	Crawl	20	1S-SF/Cr	1,711	1.000	1,711
5	M	PATC		20	Patio	48	1.000	48
<b>Total Building Area</b>						2,191		2,431



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed, Wood	10x12x0			120
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.67 x 120)		2,720	2,720	2,176	544
	PACN	Paving - Concrete WALKWAY	20x3x0			60
	Qual	3	Cond 3	Year 1930	Eff Age 96	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.64 x 60)		458	458	366	92