




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:32  
 Page 1

Assessment Data					Primary Image				
Account	300006055				 <p>FRONT OF HOUSE 4/23/2025</p>				
Parcel ID	2001-00-052-001-0-001-00								
Cadastral ID	2001-052-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	25217								
BOND, TRAILEN AND LACEY NICCOLI									
P O BOX 456 LAVERNE OK 73848-									
Parcel Location									
Situs	00301 NW FIRST ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0001 / 0052	Parcel Size	2 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.71348606 -99.89675348				Building Permits				
LAVERNE ORIG BLOCK 52 LOTS 1 AND 2 BOOK 773 PAGE 28					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					773/28	MULBERRY, TRACY	12/13/2022	41,000	Q
					737/654	BANK 7	07/19/2018	10,000	03
					735/726	PEREZ, RAUL L.	06/14/2018	0	10
					693/129	NATIONSTAR MORTGAGE LLC	10/17/2013	20,000	21
					559/652	SELLS, VESTA V.	11/14/2000	42,000	PQ
					502/699	HESTER, LARRY DEAN, ETUX	01/03/1995	38,000	PQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2023	Land Value	2,800	2,057	12%	247	Assessed	5,696	382.71
Year Frozen		Improvements	46,106	45,405		5,449	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	48,906	47,462		5,696	Total Taxable	5,696	383.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006055	BOND, TRAILEN AND LACEY NICCOLI			202	48,906	0	5,424	364.00
2024	2024-300006055	BOND, TRAILEN AND LACEY NICCOLI			202	53,894	0	5,166	344.00
2023	2023-300006055	BOND, TRAILEN AND LACEY NICCOLI			202	41,000	0	4,920	330.00
2022	2022-300006055	MULBERRY, TRACY			202	58,215	0	6,986	473.00
2021	2021-300006055	MULBERRY, TRACY			202	56,684	0	6,802	470.00
2020	2020-300006055	MULBERRY, TRACY			202	56,684	0	6,802	461.00
2019	2019-0006055	MULBERRY, TRACY			202	56,684		6,802	406.00
2018	2018-0006055	MULBERRY, TRACY			202	61,269		7,352	439.00
2017	2017-0006055	PEREZ, RAUL L.			202	58,663		6,039	360.00
2016	2016-0006055	PEREZ, RAUL L.			202	58,663		5,916	353.00
2015	2015-0006055	PEREZ, RAUL L.			202	61,097		5,715	341.00
2014	2014-0006055	PEREZ, RAUL L.			202	54,333		5,519	329.00
2013	2013-0006055	NATIONSTAR MORTGAGE LLC			202	95,488		6,126	366.00



# Harper

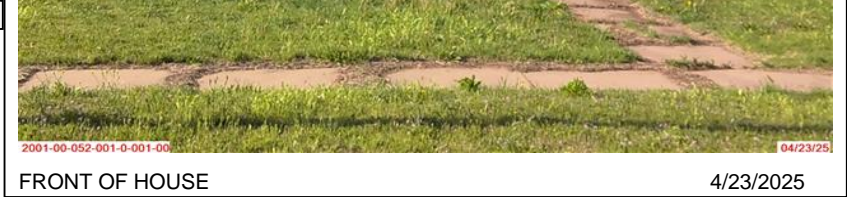
## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:32  
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-052-001-0-001-00 04/23/25</p>
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, Siding, Vinyl
Base/Total Area	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	1950 / 76



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	83.63	Total Misc Impr	+ 10,466
Roofing Adj	+ 3.99	Garage Cost	+ 13,384
Subfloor Adj	+ 0.00	Total RCN	= 177,897
Heat/Cool Adj	+ 10.77	Depreciation ( 74%)	- 131,644
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,253
Adj Base Cost	= 105.08	Lot Value	+ 2,800
Total Area	x 1,466	Indicated Value	= 49,053
Adjusted Cost	= 154,047	Value Per SqFt	33.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,253		
Lot Value	2,800		
Indicated Value	49,053	33.46	Per SqFt
Agland Value			
Site Improvements	433		
Total Value	49,486	33.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		2	2	4,783.32		9,567
PATO	Slab Porch - Open	5262	16x5		80	9.78		782
PATO	Slab Porch - Open	5263	4x3		12	9.78		117



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

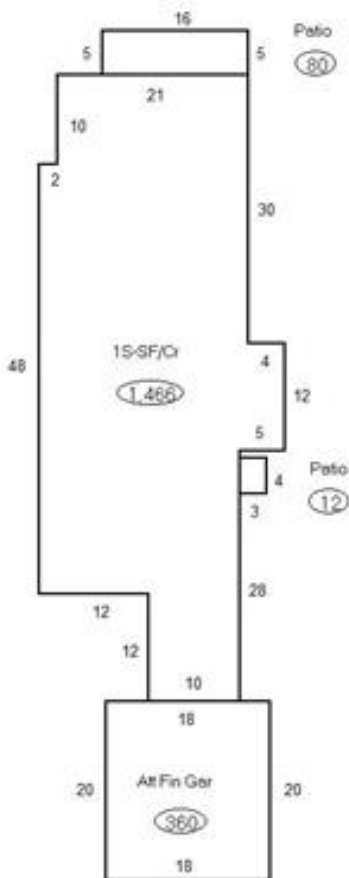
Date 02/06/2026

Time 07:16:32

Page 3

Sketch Image

30006055



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	1,466	1.000	1,466
2	G	5		13	Att Fin Gar	360	1.000	360
3	M	PATO		13	Patio	80	1.000	80
4	M	PATO		13	Patio	12	1.000	12
<b>Total Building Area</b>						1,466		1,466



# Harper



## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:16:32  
Page 4

300006055

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete DRIVEWAY	18x20x0			360
	Qual	3	Cond 3	Year 1950	Eff Age 76	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 360)	1,505		1,505	1,204	301
	PACN	Paving - Concrete WALKWAY	23x4x0			92
	Qual	3	Cond 3	Year 1950	Eff Age 76	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.18 x 92)	661		661	529	132