




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006057 Parcel ID 2001-00-052-006-0-001-00 Cadastral ID 2001-052-006-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 12561 SUMPTER, A. BOB 2239 US HWY 283 LAVERNE OK 73848-0000 Parcel Location Situs 00317 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0006 / 0052 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.71307361 -99.89659517 LAVERNE ORIG BLOCK 52 LOTS 6 THRU 9 LUCERNE DECEASED 6/13/2023																																																																																																																									
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>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
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 5,600</td> <td>5,600</td> <td>12%</td> <td>672</td> <td>Assessed</td> <td>12,944</td> <td>869.71</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 113,099</td> <td>102,269</td> <td></td> <td>12,272</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 118,699</td> <td>107,869</td> <td></td> <td>12,944</td> <td>Total Taxable</td> <td>12,944</td> <td>870.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 5,600	5,600	12%	672	Assessed	12,944	869.71	Year Frozen		Improvements 113,099	102,269		12,272	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 118,699	107,869		12,944	Total Taxable	12,944	870.00	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>786/112</td> <td>SUMPTER, A. BOB (LUCERINE FD)</td> <td>12/11/2024</td> <td></td> <td>04</td> </tr> <tr> <td>/</td> <td>SUMPTER, LUCERNE</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	786/112	SUMPTER, A. BOB (LUCERINE FD)	12/11/2024		04	/	SUMPTER, LUCERNE																																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		Land Value 5,600	5,600	12%	672	Assessed	12,944	869.71																																																																																																																	
Year Frozen		Improvements 113,099	102,269		12,272	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 118,699	107,869		12,944	Total Taxable	12,944	870.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
786/112	SUMPTER, A. BOB (LUCERINE FD)	12/11/2024		04																																																																																																																					
/	SUMPTER, LUCERNE																																																																																																																								
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>2025-300006057</td><td>SUMPTER, A. BOB</td><td>202</td><td>118,699</td><td>0</td><td>12,328</td><td>828.00</td></tr> <tr><td>2024</td><td>2024-300006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>121,444</td><td>1000</td><td>9,979</td><td>664.00</td></tr> <tr><td>2023</td><td>2023-300006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>112,956</td><td>1000</td><td>9,659</td><td>649.00</td></tr> <tr><td>2022</td><td>2022-300006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>86,543</td><td>1000</td><td>9,348</td><td>633.00</td></tr> <tr><td>2021</td><td>2021-300006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>85,120</td><td>1000</td><td>9,047</td><td>625.00</td></tr> <tr><td>2020</td><td>2020-300006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>85,120</td><td>1000</td><td>8,754</td><td>593.00</td></tr> <tr><td>2019</td><td>2019-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>87,110</td><td></td><td>8,470</td><td>505.00</td></tr> <tr><td>2018</td><td>2018-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>93,926</td><td></td><td>8,195</td><td>489.00</td></tr> <tr><td>2017</td><td>2017-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>92,213</td><td></td><td>7,927</td><td>473.00</td></tr> <tr><td>2016</td><td>2016-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>94,263</td><td></td><td>7,667</td><td>458.00</td></tr> <tr><td>2015</td><td>2015-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>95,068</td><td></td><td>7,414</td><td>442.00</td></tr> <tr><td>2014</td><td>2014-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>101,769</td><td></td><td>7,169</td><td>428.00</td></tr> <tr><td>2013</td><td>2013-0006057</td><td>SUMPTER, LUCERNE</td><td>202</td><td>148,399</td><td></td><td>6,932</td><td>414.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006057	SUMPTER, A. BOB	202	118,699	0	12,328	828.00	2024	2024-300006057	SUMPTER, LUCERNE	202	121,444	1000	9,979	664.00	2023	2023-300006057	SUMPTER, LUCERNE	202	112,956	1000	9,659	649.00	2022	2022-300006057	SUMPTER, LUCERNE	202	86,543	1000	9,348	633.00	2021	2021-300006057	SUMPTER, LUCERNE	202	85,120	1000	9,047	625.00	2020	2020-300006057	SUMPTER, LUCERNE	202	85,120	1000	8,754	593.00	2019	2019-0006057	SUMPTER, LUCERNE	202	87,110		8,470	505.00	2018	2018-0006057	SUMPTER, LUCERNE	202	93,926		8,195	489.00	2017	2017-0006057	SUMPTER, LUCERNE	202	92,213		7,927	473.00	2016	2016-0006057	SUMPTER, LUCERNE	202	94,263		7,667	458.00	2015	2015-0006057	SUMPTER, LUCERNE	202	95,068		7,414	442.00	2014	2014-0006057	SUMPTER, LUCERNE	202	101,769		7,169	428.00	2013	2013-0006057	SUMPTER, LUCERNE	202	148,399		6,932	414.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006057	SUMPTER, A. BOB	202	118,699	0	12,328	828.00																																																																																																																		
2024	2024-300006057	SUMPTER, LUCERNE	202	121,444	1000	9,979	664.00																																																																																																																		
2023	2023-300006057	SUMPTER, LUCERNE	202	112,956	1000	9,659	649.00																																																																																																																		
2022	2022-300006057	SUMPTER, LUCERNE	202	86,543	1000	9,348	633.00																																																																																																																		
2021	2021-300006057	SUMPTER, LUCERNE	202	85,120	1000	9,047	625.00																																																																																																																		
2020	2020-300006057	SUMPTER, LUCERNE	202	85,120	1000	8,754	593.00																																																																																																																		
2019	2019-0006057	SUMPTER, LUCERNE	202	87,110		8,470	505.00																																																																																																																		
2018	2018-0006057	SUMPTER, LUCERNE	202	93,926		8,195	489.00																																																																																																																		
2017	2017-0006057	SUMPTER, LUCERNE	202	92,213		7,927	473.00																																																																																																																		
2016	2016-0006057	SUMPTER, LUCERNE	202	94,263		7,667	458.00																																																																																																																		
2015	2015-0006057	SUMPTER, LUCERNE	202	95,068		7,414	442.00																																																																																																																		
2014	2014-0006057	SUMPTER, LUCERNE	202	101,769		7,169	428.00																																																																																																																		
2013	2013-0006057	SUMPTER, LUCERNE	202	148,399		6,932	414.00																																																																																																																		



Harper

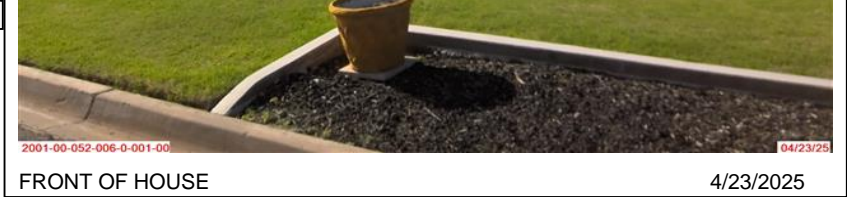
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:35
 Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Plywood or Hardt
Base/Total Area	2,276 / 2,276
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	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56



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	

Cost Approach		Manual :	
Base Cost	81.46	Total Misc Impr	+ 7,445
Roofing Adj	+ 3.65	Garage Cost	+ 12,350
Subfloor Adj	+ 0.00	Total RCN	= 247,782
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 146,191
Plumbing Adj	+ 4.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,591
Adj Base Cost	= 100.17	Lot Value	+ 5,600
Total Area	x 2,276	Indicated Value	= 107,191
Adjusted Cost	= 227,987	Value Per SqFt	47.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,591		
Lot Value	5,600		
Indicated Value	107,191	47.10	Per SqFt
Agland Value			
Site Improvements	14,455		
Total Value	121,646	53.45	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
PATO	Slab Porch - Open	5275	8x4		32	9.78		313
PATO	Patio - Open	13455	26x12		312	7.53		2,349



Harper

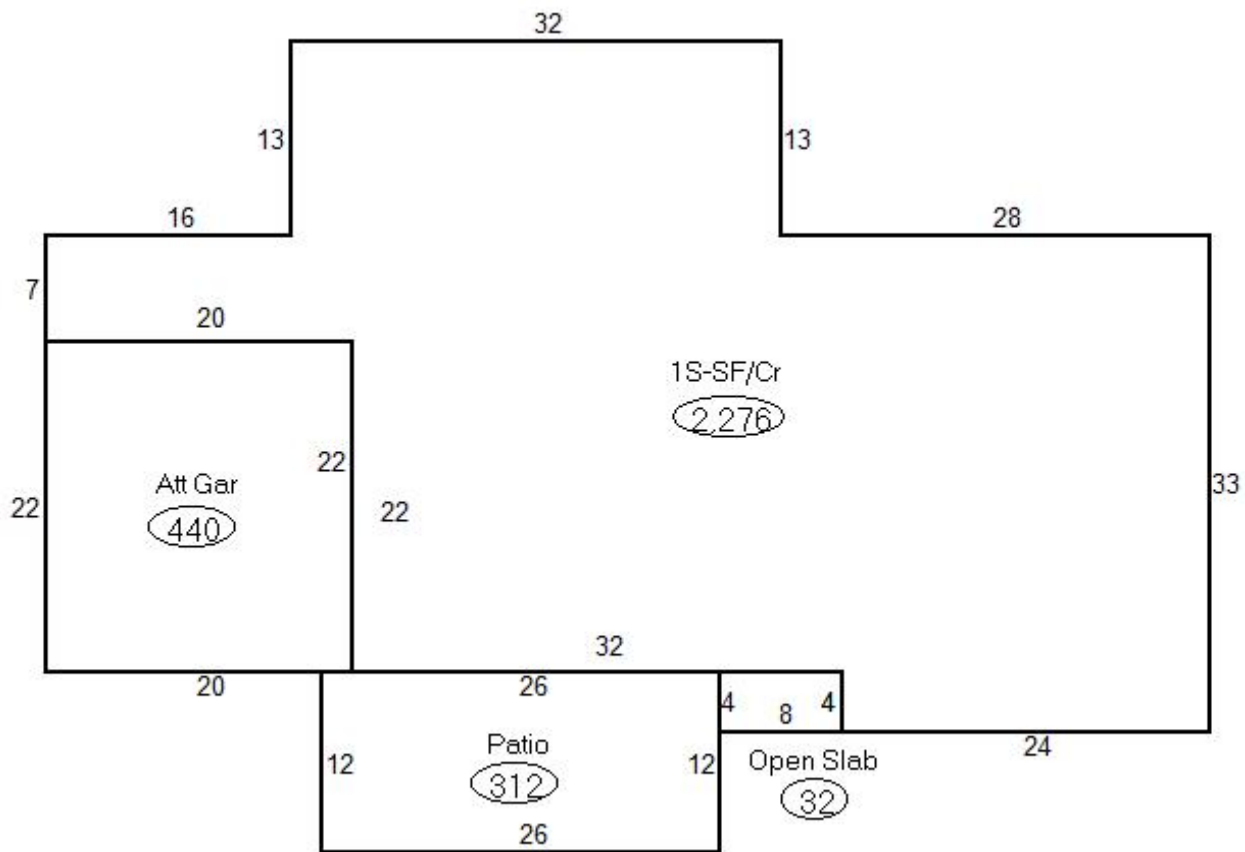
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:35
 Page 3

Sketch Image

300006057



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1S-SF/Cr	2,276	1.000	2,276
2	M	PATO		13	Open Slab	32	1.000	32
3	G	1		13	Att Gar	440	1.000	440
4	M	PATO		13	Patio	312	1.000	312
Total Building Area						2,276		2,276



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:35
 Page 4

300006057

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small NEW 2025	20x20x0	Concrete	Formed Metal	400	
	Qual	3	Cond 3	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (14% Phys/ 0% Func)	RCNLD
		Base Cost (18.79 x 400)	7,516		7,516	1,052	6,464
	SHDS	Yard Shed - Metal	20x30x10		Formed Metal	600	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (17.71 x 600)	10,626		10,626	5,526	5,100
	RSPC	Raised Slab Porch - Covered	5x27x0	Concrete	Formed Metal	135	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (39.90 x 135)	5,387		5,387	3,178	2,209
	PACN	Paving - Concrete DRIVEWAY	35x20x0			700	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.13 x 700)	2,891		2,891	2,313	578
	PACN	Paving - Concrete WALKWAY	23x3x0			69	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.51 x 69)	518		518	414	104