



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:17:02
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Assessment Data					Primary Image														
Account	300006088				<p>2001-00-055-013-0-001-00 07/28/2020</p> <p>f:\pictures\2001-00-055-013-0-001-00-001-000-001.jpg 7/28/2020</p>														
Parcel ID	2001-00-055-013-0-001-00																		
Cadastral ID	2001-055-013-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UC	VI Area	2																
Tax Area	202 - 1T-LAVERNE-C																		
Name ID	24949																		
DEWITT, RHODENA LLC																			
HITCHING POST																			
610 BEAUMONT GATE OK 73844-																			
Parcel Location																			
Situs	00118 E JANE JAYROE BLVD																		
Subdivision	LAVERNE ORIG.																		
Lot/Block	0013 / 0055	Parcel Size	2 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	200100 - LAVERNE ORIG\MULTI																		
School District	1-LAVERN - 1-LAVERNE																		
Legal Description					Building Permits														
LAVARNE ORIG BLOCK 55 LOTS 13-14 *TAX WARRANT B 782 P 143* BOOK 770 PAGE 379					<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															
Lat/Long: 36.71153127 -99.89721510																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					770/379	CROCKER, DAN A. &	09/02/2022	97,500	21										
					727/501	SWINEFORD, MERLE D. &	05/25/2017	4,500	Q										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax										
Remove Cap	2023		Land Value	5,600	12%	672	Assessed	1,570	105.49										
Year Frozen			Improvements	7,481		898	Penalty	0											
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value	13,081		1,570	Total Taxable	1,570	105.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300006088	DEWITT, RHODENA LLC			202	13,081	0	1,570	105.00										
2024	2024-300006088	DEWITT, RHODENA LLC			202	13,414	0	1,610	107.00										
2023	2023-300006088	DEWITT, RHODENA LLC			202	12,955	0	1,555	104.00										
2022	2022-300006088	DEWITT, RHODENA LLC			202	12,538	0	1,505	102.00										
2021	2021-300006088	CROCKER, DAN A. &			202	12,654	0	1,471	102.00										
2020	2020-300006088	CROCKER, DAN A. &			202	5,600	0	595	40.00										
2019	2019-0006088	CROCKER, DAN A. &			202	5,600		567	34.00										
2018	2018-0006088	CROCKER, DAN A. &			202	4,500		540	32.00										
2017	2017-0006088	CROCKER, DAN A. &			202	6,300		353	21.00										
2016	2016-0006088	SWINEFORD, MERLE D. &			202	6,300		336	20.00										
2015	2015-0006088	SWINEFORD, MERLE D. &			202	6,300		321	19.00										
2014	2014-0006088	SWINEFORD, MERLE D. &			202	6,300		305	18.00										
2013	2013-0006088	SWINEFORD, MERLE D. &			202	14,000		291	17.00										



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Lot Data	Primary Image
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable 5600</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 7,000.00 x .80 = 5,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,600</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 7,035</p> <p>Total Improvement Value 7,035</p> <p>Land Value 5,600</p> <p>Cost Approach Value 12,635</p>	<p>Image ID 5615</p> <p>Image Date 7/28/2020</p> <p>Name 2001-00-055-013-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\2001-00-055-013-0-001-00-001-000-001.jpg</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 7,035</p> <p>Land Value 5,600</p> <p>Total Appraised Value 12,635</p>



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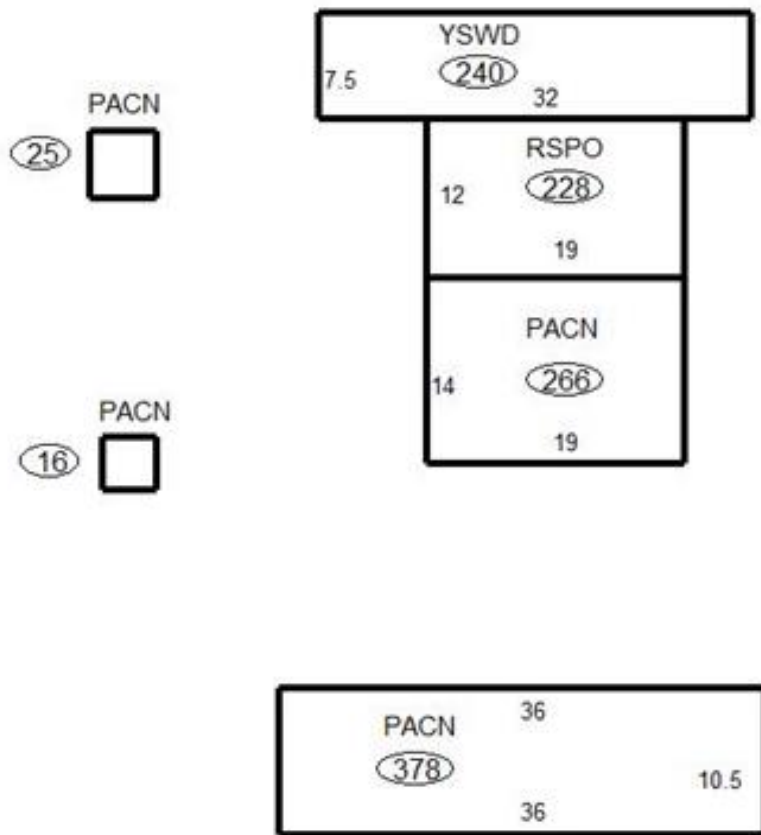
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	PACN		13	PACN	378	1.000	378
2	O	PACN		13	PACN	16	1.000	16
3	O	PACN		13	PACN	266	1.000	266
4	O	PACN		13	PACN	25	1.000	25
5	O	SHDS		13	YSWD	240	1.000	240
6	O	PATO		13	RSPO	228	1.000	228

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	36x10.5x0			378
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.18 x 378)				1,580	506	1,074
	PACN	Paving - Concrete	4x4x0			16
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.15 x 16)				130	42	88
	PACN	Paving - Concrete	19x14x0			266
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.68 x 266)				1,245	398	847
	PACN	Paving - Concrete	5x5x0			25
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.15 x 25)				204	65	139
	SHDS	Yard Shed - Wood	32x8x6			256
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.39 x 256)				4,964	1,390	3,574
	PATO	Raised Slab Porch - Open	19x12x0			228
	Qual 3	Cond 3	Year 2020	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.59 x 228)				1,959	646	1,313
Total Site Improvement Value						7,035