



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:07
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Assessment Data					Primary Image									
Account	300006093													
Parcel ID	2001-00-055-020-0-001-00													
Cadastral ID	2001-055-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	23997													
MCATEE, CORY & AMY MCATEE														
PO BOX 1045 LAVERNE OK 73848-														
Parcel Location														
Situs	00119 N BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0020 / 0055	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71418706 -99.89345645														
LAVERNE ORIG BLOCK 55 LOTS E25'OF LOT 19; 20-21-22(LESS W 115' OF SOUTH 5'OF LOT 20) BOOK 771 PAGE 37														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					771/37	CROCKER, CHRIS G. &	09/30/2022	175,000	21					
					/	CROCKER, CHRIS G. &								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2023		Land Value	8,340	8,340	12%	Assessed	1,001	67.26					
Year Frozen			Improvements	0	0		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	8,340	8,340		Total Taxable	1,001	67.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006093	MCATEE, CORY &			202	8,340	0	1,001	67.00					
2024	2024-300006093	MCATEE, CORY &			202	8,340	0	1,001	67.00					
2023	2023-300006093	MCATEE, CORY &			202	8,340	0	1,001	67.00					
2022	2022-300006093	CROCKER, CHRIS G. &			202	8,340	0	916	62.00					
2021	2021-300006093	CROCKER, CHRIS G. &			202	8,340	0	873	60.00					
2020	2020-300006093	CROCKER, CHRIS G. &			202	8,340	0	831	56.00					
2019	2019-0006093	CROCKER, CHRIS G. &			202	8,340		792	47.00					
2018	2018-0006093	CROCKER, CHRIS G. &			202	8,340		754	45.00					
2017	2017-0006093	CROCKER, CHRIS G. &			202	9,383		718	43.00					
2016	2016-0006093	CROCKER, CHRIS G. &			202	9,383		684	41.00					
2015	2015-0006093	CROCKER, CHRIS G. &			202	9,383		652	39.00					
2014	2014-0006093	CROCKER, CHRIS G. &			202	9,383		621	37.00					
2013	2013-0006093	CROCKER, CHRIS G. &			202	20,850		591	35.00					



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 8340</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 10,425.00 x .80 = 8,340</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,340</p>		
Cost Approach		
<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</p> <p>Total Improvement Value</p> <p>Land Value 8,340</p> <p>Cost Approach Value 8,340</p>	<p>Image Information</p> <p>Image ID 28000</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description LOT</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</p> <p>Land Value 8,340</p> <p>Total Appraised Value 8,340</p>	