



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	300006123													
Parcel ID	2001-00-059-013-0-001-00													
Cadastral ID	2001-059-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24404													
MULLINS, BRUCE & KELLEY MULLINS														
PO BOX 1121 LAVERNE OK 73848-														
Parcel Location														
Situs	00211 NW FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0059	Parcel Size	4 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 2/1/2024														
Legal Description Lat/Long: 36.71337167 -99.89324309														
LAVERNE ORIG. BLOCK 59 LOTS S60' OF 13-14-15; ALL 16-17 BOOK 775 PAGE 399														
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										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
775/399	BALZER, GAYE LYNN AND KELLY GEN	05/04/2023	150,000	Q										
774/577	BROWN, THOMAS G.	03/07/2023	0	04										
518/302	JOHNSTON, FRANK W. ETUX	09/18/1996	29,500	Q										
/	BROWN, THOMAS G.													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2024	Land Value	4,600	4,600	12%	552	Assessed	18,456 1,240.06						
Year Frozen		Improvements	149,202	149,202		17,904	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	153,802	153,802		18,456	Total Taxable	18,456 1,240.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006123	MULLINS, BRUCE &	202	153,802	0	18,456	1,240.00							
2024	2024-300006123	MULLINS, BRUCE &	202	150,000	0	18,000	1,197.00							
2023	2023-300006123	MULLINS, BRUCE &	202	99,173	1000	5,940	399.00							
2022	2022-300006123	BROWN, THOMAS G.	202	84,295	1000	5,738	388.00							
2021	2021-300006123	BROWN, THOMAS G.	202	83,488	1000	5,542	383.00							
2020	2020-300006123	BROWN, THOMAS G.	202	76,657	1000	4,779	324.00							
2019	2019-0006123	BROWN, THOMAS G.	202	78,264		4,611	275.00							
2018	2018-0006123	BROWN, THOMAS G.	202	86,020		4,447	265.00							
2017	2017-0006123	BROWN, THOMAS G.	202	85,903		4,289	256.00							
2016	2016-0006123	BROWN, THOMAS G. AND	202	87,559		4,134	247.00							
2015	2015-0006123	BROWN, THOMAS G. AND	202	88,081		3,986	238.00							
2014	2014-0006123	BROWN, THOMAS G. AND	202	96,029		3,841	229.00							
2013	2013-0006123	BROWN, THOMAS G. AND	202	101,744		3,700	221.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	0 0	
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	7 Modular Home
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	DWMH Multi-wide MH
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,992 / 1,992
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	4 / 2.0 /
Basement Area	600 Total, 600 Minimum, 672 Partition
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1976 / 23

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	93.19	Total Misc Impr	+ 14,531
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 256,798
Heat/Cool Adj	+ 0.00	Depreciation (47%)	- 120,695
Plumbing Adj	+ 7.17	Lump Sums	+ 0
Basement Adj	+ 21.26	RCNLD	= 136,103
Adj Base Cost	= 121.62	Lot Value	+ 4,600
Total Area	x 1,992	Indicated Value	= 140,703
Adjusted Cost	= 242,267	Value Per SqFt	70.63

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	136,103	
Lot Value	4,600	
Indicated Value	140,703	70.63 Per SqFt
Agland Value		
Site Improvements	12,434	
Total Value	153,137	76.88 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck Covered	5362	25x10	2020	250	40.66		10,165
PATC	Patio - Covered	11517	22x9	2020	198	22.05		4,366



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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	WODC		20	Wood Deck	250	1.000	250
2	B	3		20	Basement	600	1.000	600
3	R	14	Crawl	20	MobH/Cr	1,992	1.000	1,992
4	M	PATC		20	Patio	198	1.000	198
Total Building Area						1,992		1,992



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	22x20x8		Formed Metal	440	
	Qual	3	Cond 3	Year 2008	Eff Age 18		
	Valuation Summary		Modifier Total		RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 440)		3,494		3,494	2,236	1,258
	SHDS	Yard Shed - Wood	12x8x6		Composition Shingle	96	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (24.25 x 96)		2,328		2,328	1,630	698
	UTIL	Utility Building	30x26x14	Concrete	Formed Metal	780	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (29.34 x 780)		22,885	4,688	27,573	17,095	10,478