




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:18:14
 Page 1

Assessment Data					Primary Image									
Account	300006171				 <p>FRONT OF HOUSE 4/30/2025</p>									
Parcel ID	2001-00-063-025-0-001-00													
Cadastral ID	2001-063-025-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15226													
BIRD, CRYSTAL D.														
PO BOX 572 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00204 N KANSAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0025 / 0063	Parcel Size	6 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71107595 -99.89427599														
LAVERNE ORIG BLOCK 63 LOTS E 10' OF 25; ALL 26 THRU 30 BOOK 739 PAGE 282														
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 colspan="5"> </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					
					/	BIRD, CRYSTAL D.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	Land Value	7,560	7,560	12%	907	Assessed	4,791	321.91						
Year Frozen	Improvements	32,368	32,368		3,884	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	39,928	39,928	4,791	Total Taxable	4,791	322.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006171	BIRD, CRYSTAL D.	202	39,928	0	4,629	311.00							
2024	2024-300006171	BIRD, CRYSTAL D.	202	41,431	0	4,409	293.00							
2023	2023-300006171	BIRD, CRYSTAL D.	202	38,540	0	4,199	282.00							
2022	2022-300006171	BIRD, CRYSTAL D.	202	33,327	0	3,999	271.00							
2021	2021-300006171	BIRD, CRYSTAL D.	202	32,510	0	3,901	269.00							
2020	2020-300006171	BIRD, CRYSTAL D.	202	32,510	0	3,901	264.00							
2019	2019-0006171	BIRD, CRYSTAL D.	202	32,510		3,901	233.00							
2018	2018-0006171	BIRD, CRYSTAL D.	202	35,116		4,196	250.00							
2017	2017-0006171	SHUMAN, DOVA L.	202	34,093		3,997	239.00							
2016	2016-0006171	SHUMAN, DOVA L.	202	31,251		3,481	208.00							
2015	2015-0006171	SHUMAN, DOVA L.	202	30,936		2,314	138.00							
2014	2014-0006171	SHUMAN, STEVEN R.	202	32,626		2,219	132.00							
2013	2013-0006171	SHUMAN, STEVEN R.	202	43,537		2,125	127.00							



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Time 07:18:14
Page 2

Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	135 x 140	
Lot Count		
Units Buildable	7560	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	18,900.00 x .40 = 7,560	
Factor Value		
Adjustments		
Lot Value	7,560	

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, Wood
Base/Total Area	1,046 / 1,046
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	432 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 86



FRONT OF HOUSE 4/30/2025

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	92.38	Total Misc Impr	+ 20,680
Roofing Adj	+ 4.37	Garage Cost	+ 15,981
Subfloor Adj	+ 0.00	Total RCN	= 146,041
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 116,833
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,208
Adj Base Cost	= 104.57	Lot Value	+ 7,560
Total Area	x 1,046	Indicated Value	= 36,768
Adjusted Cost	= 109,380	Value Per SqFt	35.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,208		
Lot Value	7,560		
Indicated Value	36,768	35.15	Per SqFt
Agland Value			
Site Improvements	3,095		
Total Value	39,863	38.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKG	Enclosed Porch - Windows	5530	34x10		340	28.14		9,568
PRCH	Slab Porch - Open	5531	14x7		98	22.68		2,223
EPSW	Enclosed Porch - Solid Wall	8032	25x6		150	59.26		8,889



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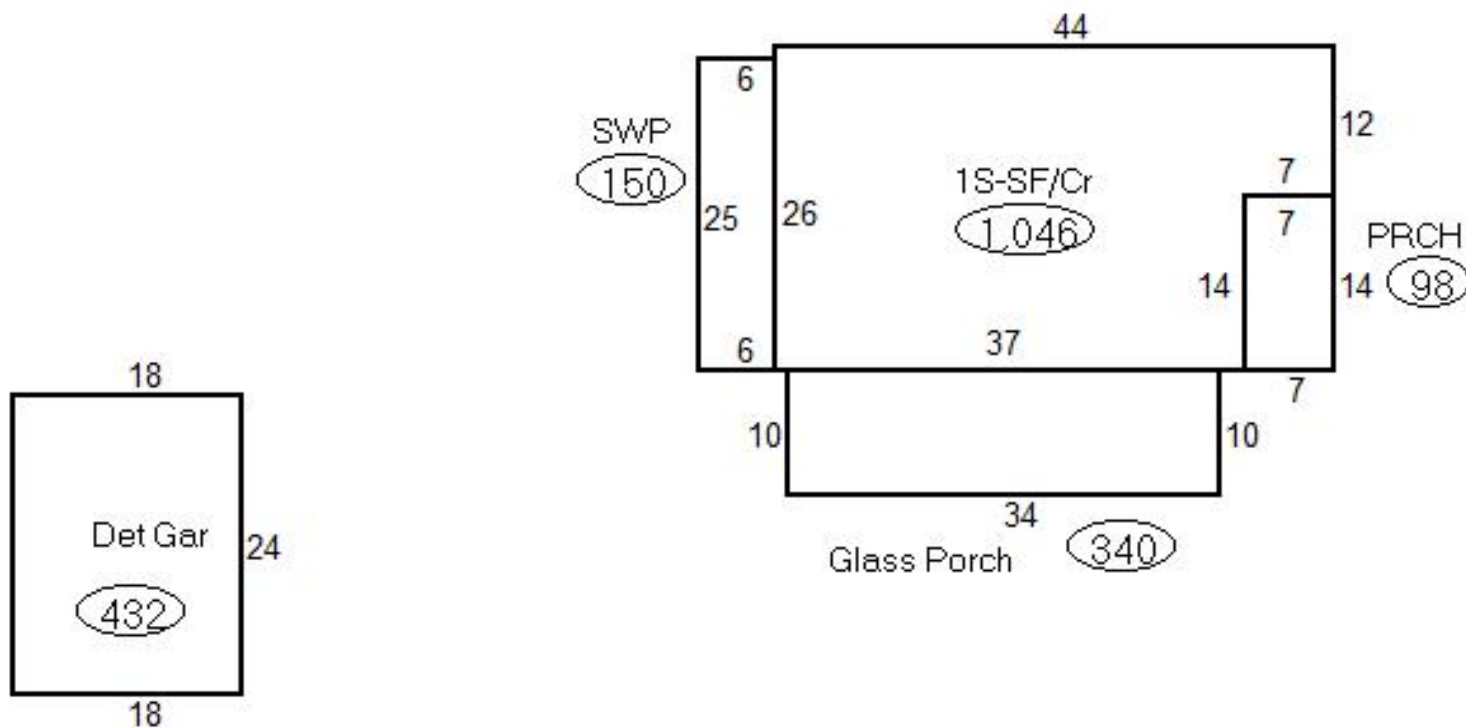
Date 02/06/2026

Time 07:18:14

Page 3

Sketch Image

300006171



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,046	1.000	1,046
2	M	EPKG		20	Glass Porch	340	1.000	340
3	M	PRCH		20	PRCH	98	1.000	98
4	G	2		20	Det Gar	432	1.000	432
5	M	EPSW		20	SWP	150	1.000	150
Total Building Area						1,046		1,046



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 Time 07:18:15
 Page 4

300006171

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2001-00-063-025-0-001-00 6171 06/04/2021</p>	SHDS	Yard Shed - Wood	20x10x8		Composition Shingle	200	
	Qual	3	Cond 4	Year 2017	Eff Age 7		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ 0% Func)	RCNLD	
		Base Cost (20.13 x 200)	4,026		4,026	1,288	2,738
	PACN	Paving - Concrete Walkways	70x3x0			210	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (5.48 x 210)	1,151		1,151	794	357