



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image				
Account	300006184								
Parcel ID	2001-00-065-001-0-001-00								
Cadastral ID	2001-065-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	24915								
STAND, JACQUELINE									
% CHARLENE NIELSEN									
PO BOX 565 LAVERNE OK 73848-									
Parcel Location					HOUSE 4/24/2025				
Situs	00324 N MISSOURI								
Subdivision	LAVERNE ORIG.								
Lot/Block	0001 / 0065	Parcel Size	3 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description					Building Permits				
Lat/Long: 36.70735838 -99.89171015									
LAVERNE ORIG BLOCK 65 LOTS 1-2-3 BOOK 764 PAGE 359									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					764/359	NIELSEN, CHARLENE F.	11/23/2021	0	04
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2022		Land Value	4,200	12%	504	Assessed	8,215	551.97
Year Frozen			Improvements	64,257		7,711	Penalty	0	
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	68,457		8,215	Total Taxable	8,215	552.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006184	STAND, JACQUELINE			202	68,457	0	8,215	552.00
2024	2024-300006184	STAND, JACQUELINE			202	73,945	0	8,347	555.00
2023	2023-300006184	STAND, JACQUELINE			202	66,245	0	7,949	534.00
2022	2022-300006184	STAND, JACQUELINE			202	64,280	0	7,714	522.00
2021	2021-300006184	NIELSEN, CHARLENE F.			202	61,602	1000	4,778	330.00
2020	2020-300006184	NIELSEN, CHARLENE F.			202	61,602	1000	4,611	312.00
2019	2019-0006184	NIELSEN, CHARLENE F.			202	61,602		4,447	265.00
2018	2018-0006184	NIELSEN, CHARLENE F.			202	66,322		4,289	256.00
2017	2017-0006184	NIELSEN, CHARLENE F.			202	63,741		4,134	247.00
2016	2016-0006184	NIELSEN, CHARLENE F.			202	63,741		3,984	238.00
2015	2015-0006184	NIELSEN, CHARLENE F.			202	62,948		3,840	229.00
2014	2014-0006184	NIELSEN, CHARLENE F.			202	67,217		3,699	221.00
2013	2013-0006184	NIELSEN, CHARLENE F.			202	68,640		3,562	213.00



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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
Lot Size	75 x 140		
Lot Count			
Units Buildable	4200		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,500.00 x .40 = 4,200		
Factor Value			
Adjustments			
Lot Value	4,200		



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,905 / 1,905
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1930 / 64

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	73,928		
Lot Value	4,200		
Indicated Value	78,128	41.01	Per SqFt
Agland Value			
Site Improvements	12,047		
Total Value	90,175	47.34	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	85.43	Total Misc Impr	+ 14,417
Roofing Adj	+ 3.77	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 211,223
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 137,295
Plumbing Adj	+ 3.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,928
Adj Base Cost	= 103.31	Lot Value	+ 4,200
Total Area	x 1,905	Indicated Value	= 78,128
Adjusted Cost	= 196,806	Value Per SqFt	41.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPRV	Carport - RV	5575	29x13	1995	377	10.57		3,985
CPAT	Carport - Attached	5576	28x20	1995	560	9.22		5,163
RSPC	Slab Porch - Covered	5577	22x6	1930	132	39.92		5,269



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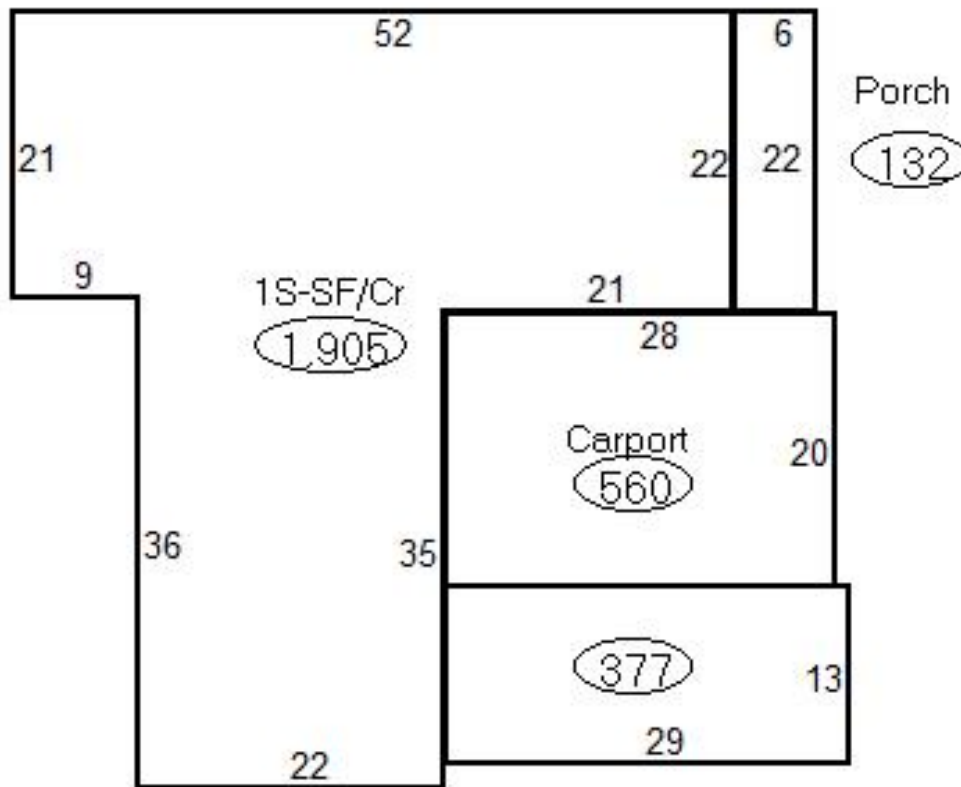
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPRV		20		377	1.000	377
2	M	CPAT		20	Carport	560	1.000	560
3	M	RSPC		20	Porch	132	1.000	132
4	R	1	Crawl	20	1S-SF/Cr	1,905	1.000	1,905
Total Building Area						1,905		1,905



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x8x6	Concrete	Formed Metal	128
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (25.70 x 128)		3,290		3,290	2,007
	PACN	Paving - Concrete South/Shed	28x25x0			700
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.13 x 700)		2,891		2,891	2,313
	UTIL	Utility Bldg	25x25x10	Concrete	Formed Metal	625
	Qual	3	Cond 3	Year 2003	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (27.14 x 625)		16,963		16,963	8,821
	PATO	Patio - Open	18x18x0	Concrete		324
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.50 x 324)		2,430		2,430	1,944
	PACN	Paving - Concrete Drive North	50x35x0	Concrete		1,750
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (3.96 x 1,750)		6,930		6,930	5,544
	PACN	Paving - Concrete Walks	43x3x0	Concrete		129
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.65 x 129)		858		858	686