




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:18:27  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006186 <b>Parcel ID</b> 2001-00-065-007-0-001-00 <b>Cadastral ID</b> 2001-065-007-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25498 BREON, KAYE E.  P O BOX 1130 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00417 NW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0007 / 0065 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71153040 -99.89889437										HOUSE 4/24/2025																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71153040 -99.89889437 LAVERNE ORIG BLOCK 65 LOTS 7-8-9 TONY BREON DECEASED 1/31/2024					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>780/297</td> <td>BREON, TONY N. &amp;</td> <td>02/22/2024</td> <td>0</td> <td>04</td> </tr> <tr> <td>670/806</td> <td>MILLER, SANDRA SUE &amp;</td> <td>07/27/2011</td> <td>12,000</td> <td>16</td> </tr> <tr> <td>527/306</td> <td>SIMONS, EMMA E.</td> <td>05/31/1997</td> <td>20,000</td> <td>Q</td> </tr> <tr> <td>477/507</td> <td>ELDON L. ROLF</td> <td>11/16/1992</td> <td>6,500</td> <td>U</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	780/297	BREON, TONY N. &	02/22/2024	0	04	670/806	MILLER, SANDRA SUE &	07/27/2011	12,000	16	527/306	SIMONS, EMMA E.	05/31/1997	20,000	Q	477/507	ELDON L. ROLF	11/16/1992	6,500	U																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
780/297	BREON, TONY N. &	02/22/2024	0	04																																																																																																																					
670/806	MILLER, SANDRA SUE &	07/27/2011	12,000	16																																																																																																																					
527/306	SIMONS, EMMA E.	05/31/1997	20,000	Q																																																																																																																					
477/507	ELDON L. ROLF	11/16/1992	6,500	U																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 4,200</td> <td>4,200</td> <td>12%</td> <td>504</td> <td>Assessed</td> <td>5,212</td> <td>350.19</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 39,237</td> <td>39,237</td> <td> </td> <td>4,708</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 43,437</td> <td>43,437</td> <td> </td> <td>5,212</td> <td>Total Taxable</td> <td>5,212</td> <td>350.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 4,200	4,200	12%	504	Assessed	5,212	350.19	Year Frozen		Improvements 39,237	39,237		4,708	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 43,437	43,437		5,212	Total Taxable	5,212	350.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap		Land Value 4,200	4,200	12%	504	Assessed	5,212	350.19																																																																																																																	
Year Frozen		Improvements 39,237	39,237		4,708	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 43,437	43,437		5,212	Total Taxable	5,212	350.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300006186</td> <td>BREON, KAYE E.</td> <td>202</td> <td>43,437</td> <td>0</td> <td>5,212</td> <td>350.00</td> </tr> <tr> <td>2024</td> <td>2024-300006186</td> <td>BREON, KAYE E.</td> <td>202</td> <td>61,062</td> <td>0</td> <td>6,342</td> <td>422.00</td> </tr> <tr> <td>2023</td> <td>2023-300006186</td> <td>BREON, TONY N. &amp;</td> <td>202</td> <td>54,587</td> <td>0</td> <td>6,040</td> <td>406.00</td> </tr> <tr> <td>2022</td> <td>2022-300006186</td> <td>BREON, TONY N. &amp;</td> <td>202</td> <td>48,293</td> <td>0</td> <td>5,752</td> <td>389.00</td> </tr> <tr> <td>2021</td> <td>2021-300006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>45,652</td> <td>0</td> <td>5,479</td> <td>378.00</td> </tr> <tr> <td>2020</td> <td>2020-300006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>45,652</td> <td>0</td> <td>5,479</td> <td>371.00</td> </tr> <tr> <td>2019</td> <td>2019-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>45,652</td> <td> </td> <td>5,479</td> <td>327.00</td> </tr> <tr> <td>2018</td> <td>2018-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>48,145</td> <td> </td> <td>5,778</td> <td>345.00</td> </tr> <tr> <td>2017</td> <td>2017-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>46,874</td> <td> </td> <td>5,513</td> <td>329.00</td> </tr> <tr> <td>2016</td> <td>2016-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>45,892</td> <td> </td> <td>5,249</td> <td>313.00</td> </tr> <tr> <td>2015</td> <td>2015-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>42,268</td> <td> </td> <td>5,000</td> <td>298.00</td> </tr> <tr> <td>2014</td> <td>2014-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>44,271</td> <td> </td> <td>4,762</td> <td>284.00</td> </tr> <tr> <td>2013</td> <td>2013-0006186</td> <td>BREON, TONY N. AND</td> <td>202</td> <td>53,804</td> <td> </td> <td>4,535</td> <td>271.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006186	BREON, KAYE E.	202	43,437	0	5,212	350.00	2024	2024-300006186	BREON, KAYE E.	202	61,062	0	6,342	422.00	2023	2023-300006186	BREON, TONY N. &	202	54,587	0	6,040	406.00	2022	2022-300006186	BREON, TONY N. &	202	48,293	0	5,752	389.00	2021	2021-300006186	BREON, TONY N. AND	202	45,652	0	5,479	378.00	2020	2020-300006186	BREON, TONY N. AND	202	45,652	0	5,479	371.00	2019	2019-0006186	BREON, TONY N. AND	202	45,652		5,479	327.00	2018	2018-0006186	BREON, TONY N. AND	202	48,145		5,778	345.00	2017	2017-0006186	BREON, TONY N. AND	202	46,874		5,513	329.00	2016	2016-0006186	BREON, TONY N. AND	202	45,892		5,249	313.00	2015	2015-0006186	BREON, TONY N. AND	202	42,268		5,000	298.00	2014	2014-0006186	BREON, TONY N. AND	202	44,271		4,762	284.00	2013	2013-0006186	BREON, TONY N. AND	202	53,804		4,535	271.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006186	BREON, KAYE E.	202	43,437	0	5,212	350.00																																																																																																																		
2024	2024-300006186	BREON, KAYE E.	202	61,062	0	6,342	422.00																																																																																																																		
2023	2023-300006186	BREON, TONY N. &	202	54,587	0	6,040	406.00																																																																																																																		
2022	2022-300006186	BREON, TONY N. &	202	48,293	0	5,752	389.00																																																																																																																		
2021	2021-300006186	BREON, TONY N. AND	202	45,652	0	5,479	378.00																																																																																																																		
2020	2020-300006186	BREON, TONY N. AND	202	45,652	0	5,479	371.00																																																																																																																		
2019	2019-0006186	BREON, TONY N. AND	202	45,652		5,479	327.00																																																																																																																		
2018	2018-0006186	BREON, TONY N. AND	202	48,145		5,778	345.00																																																																																																																		
2017	2017-0006186	BREON, TONY N. AND	202	46,874		5,513	329.00																																																																																																																		
2016	2016-0006186	BREON, TONY N. AND	202	45,892		5,249	313.00																																																																																																																		
2015	2015-0006186	BREON, TONY N. AND	202	42,268		5,000	298.00																																																																																																																		
2014	2014-0006186	BREON, TONY N. AND	202	44,271		4,762	284.00																																																																																																																		
2013	2013-0006186	BREON, TONY N. AND	202	53,804		4,535	271.00																																																																																																																		



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:18:27  
 Page 2

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	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	780 / 780
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1940 / 69

### 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		

Cost Approach		Manual :	
Base Cost	106.60	Total Misc Impr	+ 49
Roofing Adj	+ 7.25	Garage Cost	+ 12,878
Subfloor Adj	+ 0.00	Total RCN	= 113,157
Heat/Cool Adj	+ 2.23	Depreciation ( 69%)	- 78,079
Plumbing Adj	+ 12.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,078
Adj Base Cost	= 128.50	Lot Value	+ 4,200
Total Area	x 780	Indicated Value	= 39,278
Adjusted Cost	= 100,230	Value Per SqFt	50.36

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	35,078		
Lot Value	4,200		
Indicated Value	39,278	50.36	Per SqFt
Agland Value			
Site Improvements	3,383		
Total Value	42,661	54.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5585	2x2	1940	4	12.25		49



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

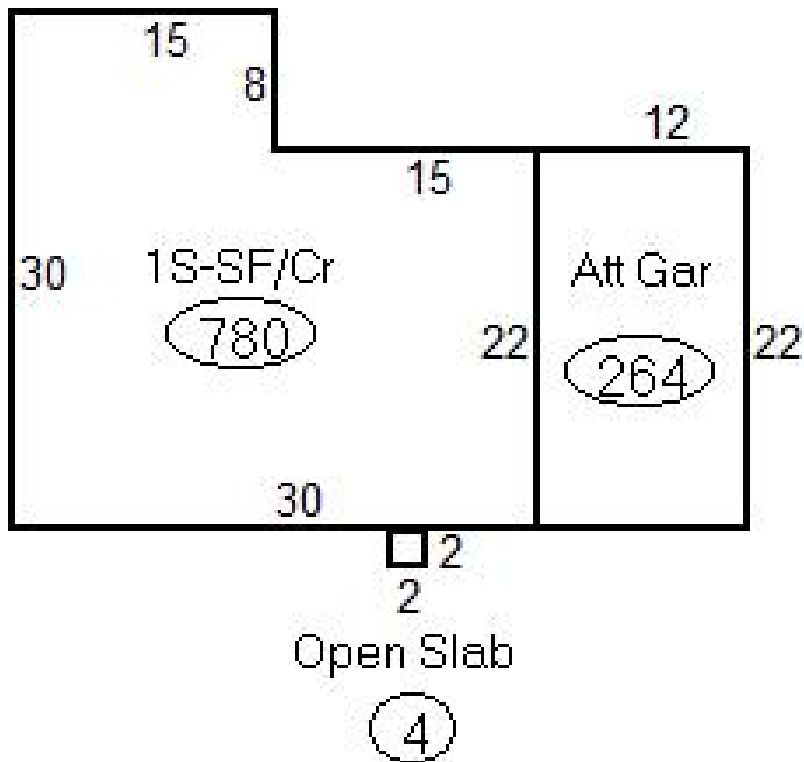
Date 02/06/2026

Time 07:18:27

Page 3

Sketch Image

300006186



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	4	1.000	4
2	G	1		20	Att Gar	264	1.000	264
3	R	1	Crawl	20	1S-SF/Cr	780	1.000	780
<b>Total Building Area</b>						<b>780</b>		<b>780</b>



# Harper



## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:18:27  
Page 4

300006186

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / DRIVEWAY	42x9x0	Concrete		378
	Qual	3	Cond 3	Year 1970	Eff Age 56	
				0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.18 x 378)		1,580	1,580	1,264	316
	GRDT	Garage - Detached	25x16x8	Concrete	Galvanized Metal	400
	Qual	3	Cond 3	Year 1940	Eff Age 86	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (38.34 x 400)		15,336	15,336	12,269
	BNV	MOBILE HOME REMOVED 2022	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (0.00 x )					