



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	300006188													
Parcel ID	2001-00-065-010-0-002-00													
Cadastral ID	2001-065-010-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25498													
BREON, KAYE E.														
P O BOX 1130 LAVERNE OK 73848-														
Parcel Location														
Situs	00315 N KANSAS													
Subdivision	LAVERNE ORIG.													
Lot/Block	0010 / 0065	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71107439 -99.89267071														
LAVARNE ORIG BLOCK 65 LOT S 45' OF 10-11-12 TONY BREON DECEASED 1/31/2024														
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					
					780/297	BREON, TONY N. &	02/22/2024	0	04					
					614/558	OHAIR, ALICE M.	07/01/2006	2,000	U					
					/	BREON, TONY N. &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	1,350	1,350	12%	162	Assessed	2,336	156.96					
Year Frozen		Improvements	24,015	18,117		2,174	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	25,365	19,467		2,336	Total Taxable	2,336	157.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006188	BREON, KAYE E.	202	25,365	0	2,225	149.00							
2024	2024-300006188	BREON, KAYE E.	202	27,210	0	2,119	141.00							
2023	2023-300006188	BREON, TONY N. &	202	24,715	0	2,018	136.00							
2022	2022-300006188	BREON, TONY N. &	202	16,735	0	1,922	130.00							
2021	2021-300006188	BREON, TONY N. &	202	18,740	0	1,831	126.00							
2020	2020-300006188	BREON, TONY N. &	202	18,740	0	1,744	118.00							
2019	2019-0006188	BREON, BETTY	202	18,740		1,661	99.00							
2018	2018-0006188	BREON, BETTY	202	20,279		1,581	94.00							
2017	2017-0006188	BREON, BETTY	202	19,436		1,507	90.00							
2016	2016-0006188	BREON, BETTY	202	19,436		1,435	86.00							
2015	2015-0006188	BREON, BETTY	202	19,177		1,366	82.00							
2014	2014-0006188	BREON, BETTY	202	20,571		1,301	78.00							
2013	2013-0006188	BREON, BETTY	202	23,963		1,240	74.00							



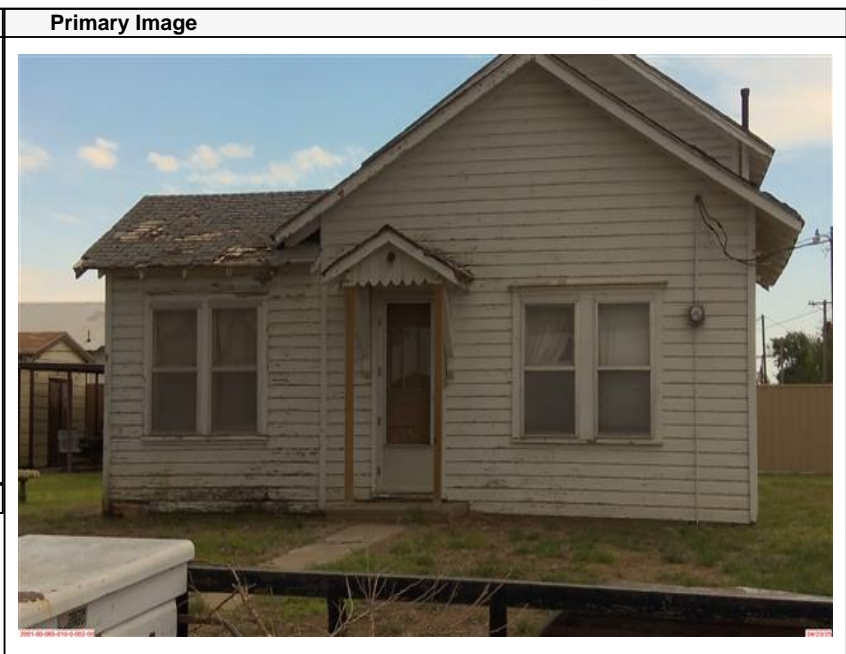
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75 x 45	
Lot Count		
Units Buildable	1350	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	3,375.00 x .40 = 1,350	
Factor Value		
Adjustments		
Lot Value	1,350	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	732 / 1,098
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1930 / 91

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	24,734		
Lot Value	1,350		
Indicated Value	26,084	23.76	Per SqFt
Agland Value			
Site Improvements	130		
Total Value	26,214	23.87	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	88.15	Total Misc Impr	+ 759
Roofing Adj	+ 3.73	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 112,426
Heat/Cool Adj	+ 1.97	Depreciation (78%)	- 87,692
Plumbing Adj	+ 7.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,734
Adj Base Cost	= 101.70	Lot Value	+ 1,350
Total Area	x 1,098	Indicated Value	= 26,084
Adjusted Cost	= 111,667	Value Per SqFt	23.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Patio - Open	5592	4x3	1930	12	11.02		132
PRCH	Porch	5594	5x5	1930	25	25.08		627



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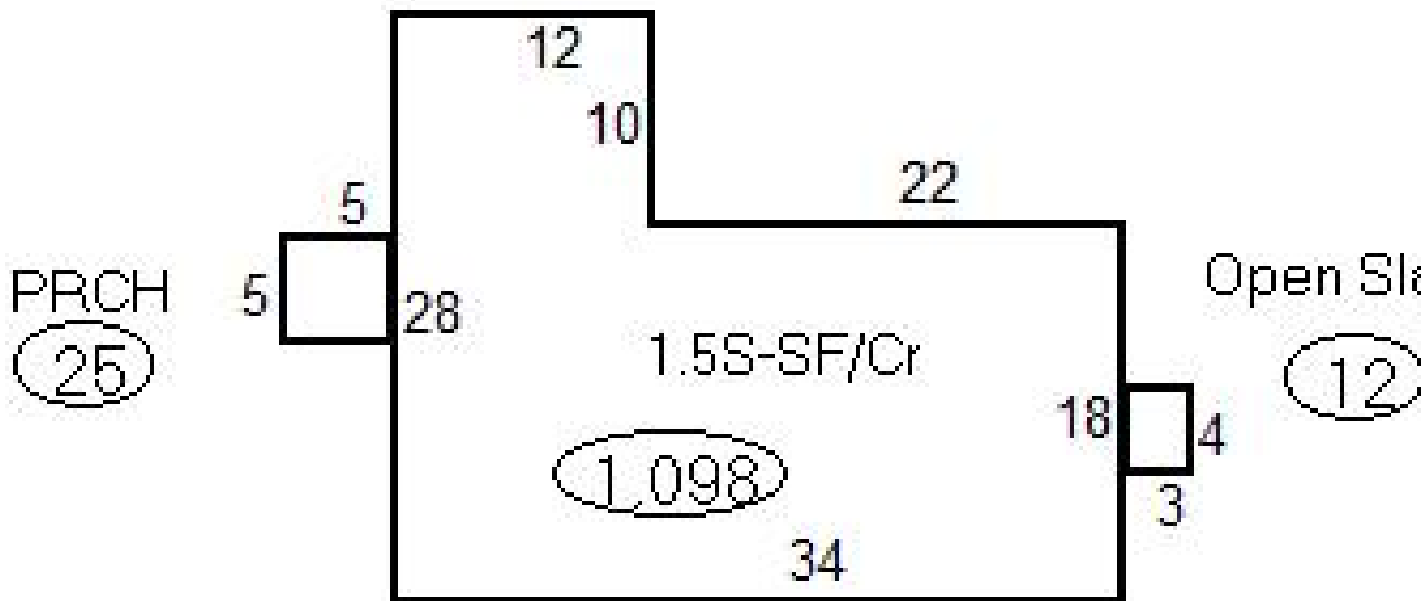
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	12	1.000	12
2	R	5	Crawl	20	1.5S-SF/Cr	732	1.500	1,098
3	M	PRCH		20	PRCH	25	1.000	25
Total Building Area						732		1,098



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SIDEWALK	30x3x0	Concrete		90
	Qual	3	Cond 3	Year 1930	Eff Age 96	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.21 x 90)		649		649	519	130