



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 300006197 Parcel ID 2001-00-066-005-0-001-00 Cadastral ID 2001-066-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25805 MORRIS, PATTY LYNN P O BOX 517 LAVERNE OK 73848- Parcel Location Situs 00309 NW THIRD ST Subdivision LAVERNE ORIG. Lot/Block 0005 / 0066 Parcel Size 3.66 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																			
HOUSE										4/24/2025									
Legal Description					Building Permits														
Lat/Long: 36.70921251 -99.88918871					<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">LAVNERNE ORIG BLOCK 66 LOTS 5, 6, 7 AND E.15 FT OF LOT 8 BOOK 791 PAGE 266 Name Affidavit</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	LAVNERNE ORIG BLOCK 66 LOTS 5, 6, 7 AND E.15 FT OF LOT 8 BOOK 791 PAGE 266 Name Affidavit				
Number	Description	Opened	Closed	Amount															
LAVNERNE ORIG BLOCK 66 LOTS 5, 6, 7 AND E.15 FT OF LOT 8 BOOK 791 PAGE 266 Name Affidavit																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					791/266	MOBLEY, PATTI	08/18/2025	0	04										
					751/97	WYAND, RUSSELL W., ETAL	03/13/2020	45,000	07										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax										
Remove Cap	2021		Land Value 5,040	5,040	12%	605	Assessed	7,086	476.11										
Year Frozen			Improvements 54,010	54,010		6,481	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 59,050	59,050		7,086	Total Taxable	7,086	476.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300006197	MORRIS, PATTY LYNN			202	59,050	0	7,086	476.00										
2024	2024-300006197	MOBLEY, PATTI			202	62,083	0	7,228	481.00										
2023	2023-300006197	MOBLEY, PATTI			202	58,464	0	6,884	462.00										
2022	2022-300006197	MOBLEY, PATTI			202	54,632	0	6,556	444.00										
2021	2021-300006197	MOBLEY, PATTI			202	53,375	0	6,405	442.00										
2020	2020-300006197	MOBLEY, PATTI			202	53,375	0	5,006	339.00										
2019	2019-0006197	WYAND, RUSSELL W., ETAL			202	53,375		4,767	284.00										
2018	2018-0006197	WYAND, RUSSELL W., ETAL			202	57,636		4,541	271.00										
2017	2017-0006197	WYAND, RUSSELL W., ETAL			202	55,401		4,324	258.00										
2016	2016-0006197	WYAND, RUSSELL W., ETAL			202	55,401		4,118	246.00										
2015	2015-0006197	WYAND, RUSSELL W., ETAL			202	54,713		3,922	234.00										
2014	2014-0006197	WYAND, RUSSELL W., ETAL			202	59,038		3,736	223.00										
2013	2013-0006197	WYAND, RUSSELL W., ETAL			202	58,203		3,319	198.00										



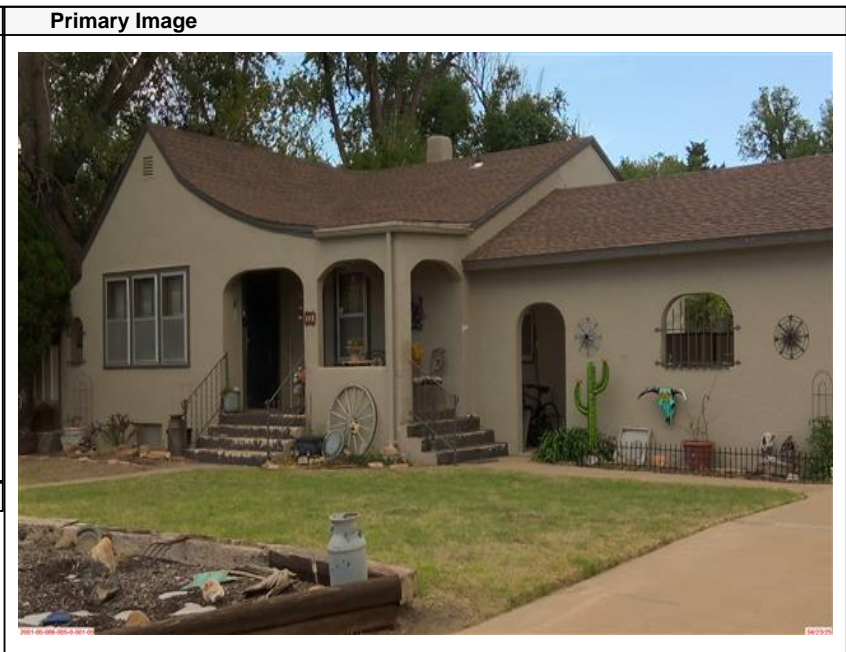
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	90 x 140	
Lot Count		
Units Buildable	5040	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	12,600.00 x .40 = 5,040	
Factor Value		
Adjustments		
Lot Value	5,040	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	, 728 Partition
Garage Type	440 Carport - Gable Roof
Remodel	PARTIAL -
Year/Eff Age	1930 / 66

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	95.51	Total Misc Impr	+ 5,951
Roofing Adj	+ 4.83	Garage Cost	+ 4,836
Subfloor Adj	+ 0.00	Total RCN	= 151,895
Heat/Cool Adj	+ 12.33	Depreciation (67%)	- 101,769
Plumbing Adj	+ 7.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,126
Adj Base Cost	= 119.99	Lot Value	+ 5,040
Total Area	x 1,176	Indicated Value	= 55,166
Adjusted Cost	= 141,108	Value Per SqFt	46.91

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,126		
Lot Value	5,040		
Indicated Value	55,166	46.91	Per SqFt
Agland Value			
Site Improvements	2,590		
Total Value	57,756	49.11	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	5625	14x6	1930	84	24.92		2,093
WODO	Wood Deck - Open	5628	171	2000	171	22.56		3,858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential	24x15x6	Dirt	Glass	360
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)	RCNLD
	Base Cost (3.06 x 360) 1,102			1,102	44	1,058
	PACN	Paving - Concrete Drive	58x20x0	Concrete		1,160
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.05 x 1,160) 4,698			4,698	3,758	940
	PACN	Paving - Concrete Walks	40x3x0	Concrete		120
	Qual 3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.78 x 120) 814			814	651	163
	SHDS	Yard Shed - Wood	8x14x8	Dirt	Composition Shingle	112
	Qual 3	Cond 3	Year 1930	Eff Age 96		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.15 x 112) 2,145			2,145	1,716	429