



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	300006198													
Parcel ID	2001-00-066-009-0-001-00													
Cadastral ID	2001-066-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25232													
ASCENCIO, RUBICEL														
P O BOX 205 LAVERNE OK 73848-														
Parcel Location														
Situs	00313 NW THIRD ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0009 / 0066	Parcel Size	4.33 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 4/24/2025														
Legal Description Lat/Long: 36.70576200 -99.88734505														
LAWERNE ORIG. BLOCK 66 LOT W 10FT OF 8, AND LOTS 9-10-11-12 BOOK 773 PAGE252														
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					
					773/252	BEUTTENMULLER, JESSE &	12/27/2022	55,000	Q					
					704/58	WYAND, RUSSELL W., ETAL	12/16/2014	2,000	11					
					700/553	WARD, ALFRED D. AND	08/29/2014	35,000	21					
					602/213	CARNAGEY, GERALD DEAN	04/06/2005	15,000	U					
					535/396	DEAL, RONALD C., ETAL	05/21/1998	18,500	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2023	Land Value	6,160	6,160	12%	739	Assessed	7,640	513.33					
Year Frozen		Improvements	61,861	57,508		6,901	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	68,021	63,668		7,640	Total Taxable	7,640	513.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006198	ASCENCIO, RUBICEL	202	68,021	0	7,276	489.00							
2024	2024-300006198	ASCENCIO, RUBICEL	202	72,106	0	6,930	461.00							
2023	2023-300006198	ASCENCIO, RUBICEL	202	55,000	0	6,600	443.00							
2022	2022-300006198	BEUTTENMULLER, JESSE &	202	52,523	0	6,303	427.00							
2021	2021-300006198	BEUTTENMULLER, JESSE &	202	51,031	0	6,124	423.00							
2020	2020-300006198	BEUTTENMULLER, JESSE &	202	51,031	0	6,124	415.00							
2019	2019-0006198	BEUTTENMULLER, JESSE &	202	51,031		6,124	365.00							
2018	2018-0006198	BEUTTENMULLER, JESSE &	202	54,169		6,501	388.00							
2017	2017-0006198	BEUTTENMULLER, JESSE &	202	52,712		6,326	378.00							
2016	2016-0006198	BEUTTENMULLER, JESSE &	202	52,712		6,126	366.00							
2015	2015-0006198	BEUTTENMULLER, JESSE &	202	48,617		5,835	348.00							
2014	2014-0006198	BEUTTENMULLER, JESSE &	202	32,025		2,935	175.00							
2013	2013-0006198	WARD, ALFRED D. AND	202	41,037		2,540	152.00							



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	110 x 140	
Lot Count		
Units Buildable	6160	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	15,400.00 x .40 = 6,160	
Factor Value		
Adjustments		
Lot Value	6,160	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	864 / 864
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	432 Built-In Garage
Remodel	PARTIAL -
Year/Eff Age	1950 / 57

HOUSE	4/24/2025
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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	95.42	Total Misc Impr	+ 4,229
Roofing Adj	+ 4.62	Garage Cost	+ 10,410
Subfloor Adj	+ 0.00	Total RCN	= 116,755
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 70,053
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,702
Adj Base Cost	= 118.19	Lot Value	+ 6,160
Total Area	x 864	Indicated Value	= 52,862
Adjusted Cost	= 102,116	Value Per SqFt	61.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,702		
Lot Value	6,160		
Indicated Value	52,862	61.18	Per SqFt
Agland Value			
Site Improvements	14,046		
Total Value	66,908	77.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	5633	22x12	2013	264	16.02		4,229



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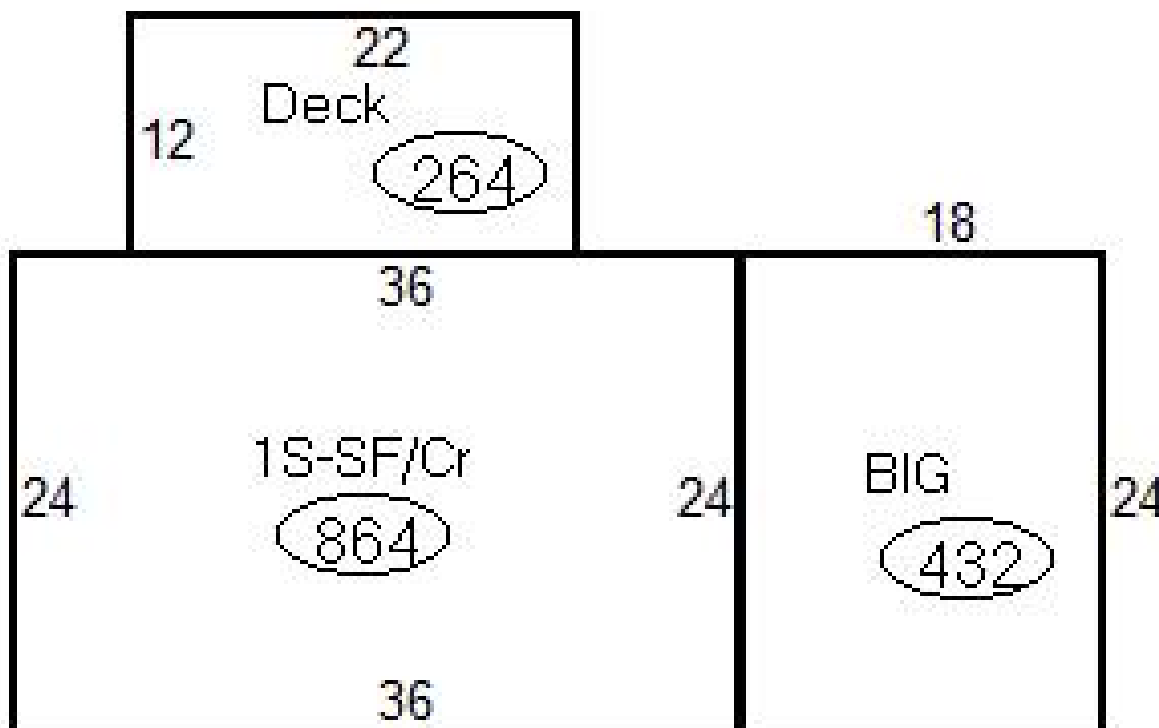
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	432	1.000	432
2	R	1	Crawl	20	1S-SF/Cr	864	1.000	864
3	M	WODO		20	Deck	264	1.000	264
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building / RV	30x20x16	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (28.68 x 600)		17,208	17,208	3,786	13,422
	CPDT	Carport - Detached	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2008	Eff Age 18	
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
	Base Cost (4.81 x 360)		1,732	1,732	1,108	624