



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	300006224				<p>2001-00-069-003-0-002-00 01/30/24</p>																																																	
Parcel ID	2001-00-069-003-0-002-00																																																					
Cadastral ID	2001-069-003-00-0-002-00																																																					
Property Type	REAL - Real Property																																																					
Property Class	UR	VI Area 2																																																				
Tax Area	202 - 1T-LAVERNE-C																																																					
Name ID	15264																																																					
POWELL, DAVID F. AND BECKY J. POWELL																																																						
204 COUNTY LINE ROAD LAVERNE OK 73848-0000																																																						
Parcel Location Situs 00311 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0003 / 0069 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																						
Legal Description Lat/Long: 36.71240859 -99.89654776					Building Permits																																																	
LAVERNE ORIG BLOCK 69 LOT N 85' OF 3-4					<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																																													
					698/781	ALEXANDER, DARREN L.	06/03/2014	180,000	21																																													
					672/401	LAVERNE CHURCH OF CHRIST	09/20/2011	43,000	21																																													
Parcel Valuation					<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 3,400</td> <td>3,400</td> <td>12%</td> <td>408</td> <td>Assessed</td> <td>19,568</td> <td>1,314.77</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 159,659</td> <td>159,659</td> <td> </td> <td>19,160</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 163,059</td> <td>163,059</td> <td> </td> <td>19,568</td> <td>Total Taxable</td> <td>19,568</td> <td>1,315.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 3,400	3,400	12%	408	Assessed	19,568	1,314.77	Year Frozen		Improvements 159,659	159,659		19,160	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 163,059	163,059		19,568	Total Taxable	19,568	1,315.00
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-300006224	POWELL, DAVID F. AND			202	163,059	0	19,568	1,315.00																																													
2024	2024-300006224	POWELL, DAVID F. AND			202	161,593	0	19,391	1,290.00																																													
2023	2023-300006224	POWELL, DAVID F. AND			202	158,840	0	19,061	1,280.00																																													
2022	2022-300006224	POWELL, DAVID F. AND			202	158,250	0	18,990	1,286.00																																													
2021	2021-300006224	POWELL, DAVID F. AND			202	158,111	0	18,973	1,310.00																																													
2020	2020-300006224	POWELL, DAVID F. AND			202	157,021	0	18,843	1,276.00																																													
2019	2019-0006224	POWELL, DAVID F. AND			202	160,679		19,281	1,151.00																																													
2018	2018-0006224	POWELL, DAVID F. AND			202	177,441		21,293	1,271.00																																													
2017	2017-0006224	POWELL, DAVID F. AND			202	177,175		21,261	1,269.00																																													
2016	2016-0006224	POWELL, DAVID F. AND			202	180,944		21,713	1,296.00																																													
2015	2015-0006224	POWELL, DAVID F. AND			202	180,000		21,600	1,289.00																																													
2014	2014-0006224	POWELL, DAVID F. AND			202	143,126		5,869	350.00																																													
2013	2013-0006224	ALEXANDER, DARREN L.			202	172,608		5,590	334.00																																													



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Lot Data	Lot - LAVERNE ORIG\MULTI Lot	Primary Image
Lot Size	0 0	
Lot Count	8500	
Units Buildable	3400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Lot	
Base Lot Value	8,500.00 x .40 = 3,400	
Factor Value		
Adjustments		
Lot Value	3,400	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.75 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	3,251 / 3,251
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,251
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1960 / 60

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	153,348	
Lot Value	3,400	
Indicated Value	156,748	48.22 Per SqFt
Agland Value		
Site Improvements	2,909	
Total Value	159,657	49.11 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	92.08	Total Misc Impr	+ 17,061
Roofing Adj	+ 4.49	Garage Cost	+ 26,960
Subfloor Adj	+ -3.19	Total RCN	= 403,549
Heat/Cool Adj	+ 13.12	Depreciation (62%)	- 250,201
Plumbing Adj	+ 4.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 153,348
Adj Base Cost	= 110.59	Lot Value	+ 3,400
Total Area	x 3,251	Indicated Value	= 156,748
Adjusted Cost	= 359,528	Value Per SqFt	48.22

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5702	234	1960	234	10.12		2,368
PRCH	Slab Porch - Covered	5703	46x13	1960	598	24.57		14,693



Harper

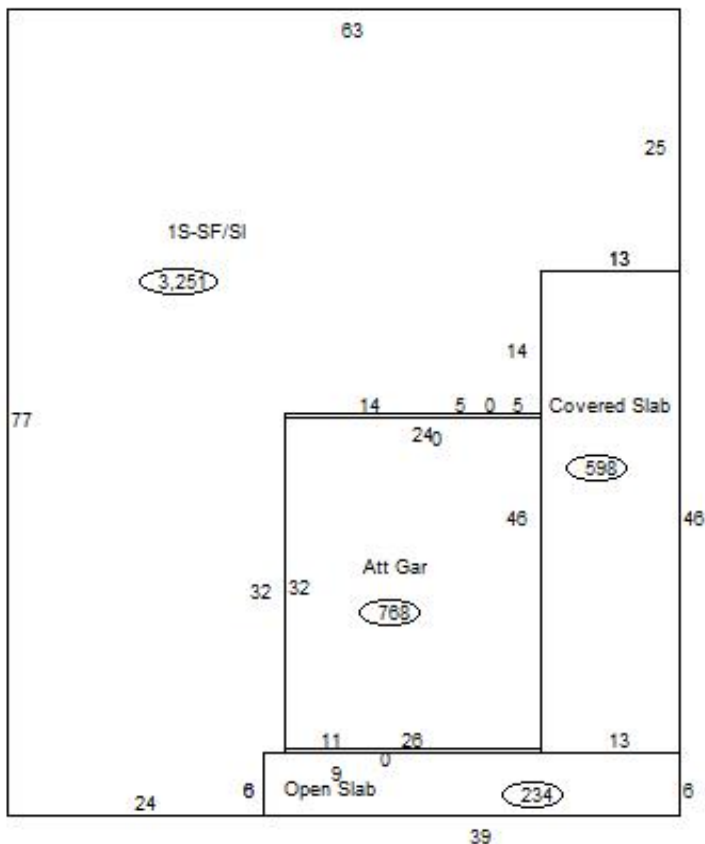
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Sketch Image

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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	234	1.000	234
2	M	PRCH		20	Covered Slab	598	1.000	598
3	R	1	Slab	20	1S-SF/Sl	3,251	1.000	3,251
4	G	1		20	Att Gar	768	1.000	768
Total Building Area						3,251		3,251



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	16x12x6		Formed Metal	192	
	Qual	3	Cond 3	Year	2020	Eff Age	6
		Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
		Base Cost (21.04 x 192)	4,040		4,040	1,131	2,909