



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image																																																						
<b>Account</b> 300006287 <b>Parcel ID</b> 2001-00-079-024-0-001-00 <b>Cadastral ID</b> 2001-079-024-00-0-001-00 <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> 25465 RIDENOUR, DANIEL LEE  510 NW 3RD LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00510 NW THIRD ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0024 / 0079 <b>Parcel Size</b> 2 - 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: 36.71153464 -99.89932544				<b>Building Permits</b>																																																						
LAVERNE ORIG BLOCK 79 LOTS E2 OF 24; ALL 25-26 BOOK 779 PAGE 284 QCD				<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																																												
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<b>Exemptions</b>				<b>Sale History</b>																																																						
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
					779/284	BREON, TONY &	12/12/2023	12,000	Q																																																	
					594/302	ALDRICH, EUNICE, ETAL	06/15/2004	12,000	Q																																																	
<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>2024</td> <td>Land Value</td> <td>3,500</td> <td>1,533</td> <td>12%</td> <td>184</td> <td>Assessed</td> <td>1,588</td> <td>106.70</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>22,191</td> <td>11,697</td> <td> </td> <td>1,404</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>25,691</td> <td>13,230</td> <td> </td> <td>1,588</td> <td>Total Taxable</td> <td>1,588</td> <td>107.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2024	Land Value	3,500	1,533	12%	184	Assessed	1,588	106.70	Year Frozen		Improvements	22,191	11,697		1,404	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	25,691	13,230		1,588	Total Taxable	1,588	107.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300006287	RIDENOUR, DANIEL LEE	202	25,691	0	1,512	102.00																																																			
2024	2024-300006287	RIDENOUR, DANIEL LEE	202	12,000	0	1,440	96.00																																																			
2023	2023-300006287	BREON, TONY &	202	34,406	0	2,850	191.00																																																			
2022	2022-300006287	BREON, TONY &	202	29,887	0	2,715	184.00																																																			
2021	2021-300006287	BREON, TONY AND	202	26,690	0	2,585	178.00																																																			
2020	2020-300006287	BREON, TONY AND	202	26,690	0	2,462	167.00																																																			
2019	2019-0006287	BREON, TONY AND	202	26,690		2,346	140.00																																																			
2018	2018-0006287	BREON, TONY AND	202	28,913		2,233	133.00																																																			
2017	2017-0006287	BREON, TONY AND	202	27,815		2,127	127.00																																																			
2016	2016-0006287	BREON, TONY AND	202	27,815		2,026	121.00																																																			
2015	2015-0006287	BREON, TONY AND	202	27,474		1,930	115.00																																																			
2014	2014-0006287	BREON, TONY AND	202	29,290		1,837	110.00																																																			
2013	2013-0006287	BREON, TONY AND	202	33,545		1,750	104.00																																																			



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	62.5 x 140	
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	



HOUSE 4/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,046 / 1,046
Style	100% One Story
HVAC	100% Floor Furnace 1 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	360 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 103

### 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	80.77	Total Misc Impr	+ 938
Roofing Adj	+ 3.56	Garage Cost	+ 2,001
Subfloor Adj	+ 2.07	Total RCN	= 99,966
Heat/Cool Adj	+ 1.40	Depreciation ( 80%)	- 79,973
Plumbing Adj	+ 4.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,993
Adj Base Cost	= 92.76	Lot Value	+ 3,500
Total Area	x 1,046	Indicated Value	= 23,493
Adjusted Cost	= 97,027	Value Per SqFt	22.46

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	19,993		
Lot Value	3,500		
Indicated Value	23,493	22.46	Per SqFt
Agland Value			
Site Improvements	2,489		
Total Value	25,982	24.84	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	5897	8x5	1940	40	18.03		721
PRCH	Porch	5898	4x3	1940	12	18.11		217



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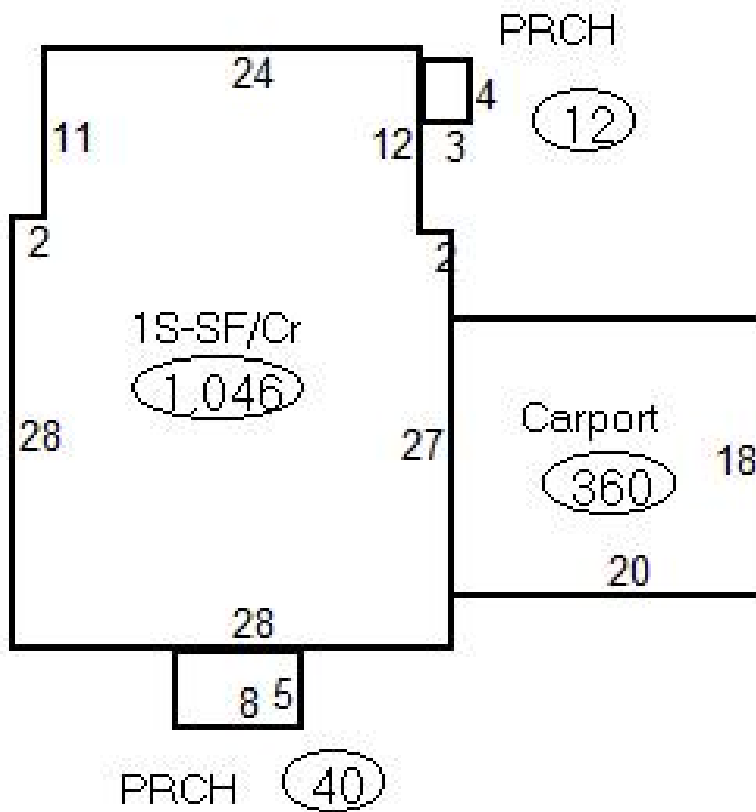
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	40	1.000	40
2	M	PRCH		20	PRCH	12	1.000	12
3	G	3		20	Carport	360	1.000	360
4	R	1	Crawl	20	1S-SF/Cr	1,046	1.000	1,046
<b>Total Building Area</b>						<b>1,046</b>		<b>1,046</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	20x16x8	Base	Galvanized Metal	320
	Qual	4	Cond 4	Year 1980	Eff Age 37	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.78 x 320)		6,010	6,010	4,808	1,202
	SHDS	Shed - Small	16x15x6	Base	Formed Metal	240
	Qual	4	Cond 4	Year 1940	Eff Age 69	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.51 x 240)		5,882	5,882	4,706	1,176
	PACN	Paving - Concrete / SIDEWALK	25x3x0	Concrete		75
	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 (7.43 x 75)		557	557	446	111