



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	300006322			No Image On File						
Parcel ID	2001-00-083-013-0-001-00									
Cadastral ID	2001-083-013-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15331									
LINVILLE, JASON, ETAL										
2046 N 176 RD LAVERNE OK 73848-0000										
Parcel Location										
Situs	00226 NW FOURTH ST									
Subdivision	LAVERNE ORIG.									
Lot/Block	0013 / 0083	Parcel Size	3 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description				Building Permits						
Lat/Long: 36.70838885 -99.89196886										
LAVERNE ORIG. BLOCK 83 LOTS 13-14-15				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	LINVILLE, JASON, ETAL				
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	4,200	2,798	12%	336	Assessed	2,160	145.13	
Year Frozen		Improvements	23,195	15,203		1,824	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	27,395	18,001	2,160	Total Taxable	2,160	145.00		
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006322	LINVILLE, JASON, ETAL	202	27,395	0	2,057	138.00			
2024	2024-300006322	LINVILLE, JASON, ETAL	202	28,462	0	1,960	130.00			
2023	2023-300006322	LINVILLE, JASON, ETAL	202	26,439	0	1,866	125.00			
2022	2022-300006322	LINVILLE, JASON, ETAL	202	25,308	0	1,777	120.00			
2021	2021-300006322	LINVILLE, JASON, ETAL	202	24,737	0	1,693	117.00			
2020	2020-300006322	LINVILLE, JASON, ETAL	202	24,737	0	1,612	109.00			
2019	2019-0006322	LINVILLE, JASON, ETAL	202	24,737			.00			
2018	2018-0006322	LINVILLE, JOSEPHINE	202	26,877			.00			
2017	2017-0006322	LINVILLE, JOSEPHINE	202	25,883			.00			
2016	2016-0006322	LINVILLE, JOSEPHINE	202	25,883			.00			
2015	2015-0006322	LINVILLE, JOSEPHINE	202	25,577			.00			
2014	2014-0006322	LINVILLE, JOSEPHINE	202	27,220			.00			
2013	2013-0006322	LINVILLE, JOSEPHINE	202	31,218			.00			



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	999 / 999
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1930 / 87

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	94.77	Total Misc Impr	+ 8,823
Roofing Adj	+ 4.42	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 116,016
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 92,813
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,203
Adj Base Cost	= 107.30	Lot Value	+ 4,200
Total Area	x 999	Indicated Value	= 27,403
Adjusted Cost	= 107,193	Value Per SqFt	27.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,203		
Lot Value	4,200		
Indicated Value	27,403	27.43	Per SqFt
Agland Value			
Site Improvements	673		
Total Value	28,076	28.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WDBS	Wood Burning Stove	0		1 1930	1	1,874.09		1,874
PRCH	Slab Porch - Covered	5998	10x6	1990	60	22.78		1,367
RSPC	Raised Slab Porch - Covered	5999	14x10	1990	140	39.87		5,582



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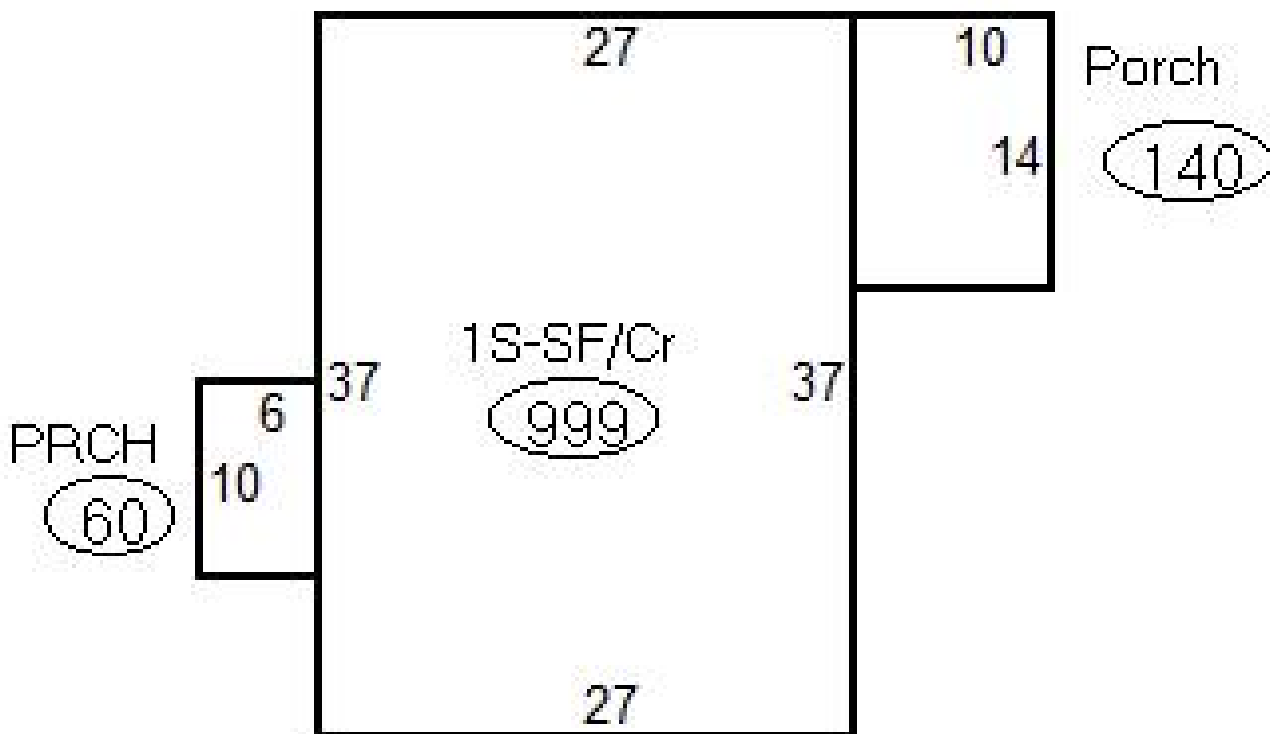
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Sketch Image

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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	60	1.000	60
2	M	RSPC		20	Porch	140	1.000	140
3	R	1	Crawl	20	1S-SF/Cr	999	1.000	999
Total Building Area						999		999



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Base	Composition Shingle	80
	Qual	3	Cond 3	Year 2000	Eff Age 26	
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (25.28 x 80)	2,022		2,022	1,415
						607
	PACN	Paving - Concrete / SIDEWALK	14x3x0	Concrete		42
	Qual	3	Cond 3	Year 1930	Eff Age 96	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.91 x 42)	332		332	266
						66