



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 300006357 Parcel ID 2040-00-013-001-0-001-00 Cadastral ID 2040-013-001-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24960 GRAVES, MATTHEW & ELIZABETH GRAVES 166245 E GRAVES ROAD GATE OK 73844- Parcel Location Situs 00602 S OHIO Subdivision CORDES ADDN Lot/Block 0001 / 0013 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE | | | | | <p>2040-00-013-001-0-001-00 03/10/23</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| House 3/13/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.70286904 -99.88961259 | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORDES ADD BLOCK 13 LOTS 1-2 | | | | | <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 765/328 | CILINO, CHARLES AND | 01/10/2022 | 40,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 648/331 | CONNER, MARY E. | 02/19/2009 | 30,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 535/826 | WODKA, JONATHAN E, ETAL | 05/19/1998 | 29,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 526/223 | DEAL, RONALD C. JR,ETUX | 06/23/1997 | 24,000 | Q | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2023</td> <td>Land Value 2,800</td> <td>2,800</td> <td>12%</td> <td>336</td> <td>Assessed</td> <td>4,421</td> <td>297.05</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 34,042</td> <td>34,042</td> <td> </td> <td>4,085</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 36,842</td> <td>36,842</td> <td> </td> <td>4,421</td> <td>Total Taxable</td> <td>4,421</td> <td>297.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | Remove Cap | 2023 | Land Value 2,800 | 2,800 | 12% | 336 | Assessed | 4,421 | 297.05 | Year Frozen | | Improvements 34,042 | 34,042 | | 4,085 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 36,842 | 36,842 | | 4,421 | Total Taxable | 4,421 | 297.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2023 | Land Value 2,800 | 2,800 | 12% | 336 | Assessed | 4,421 | 297.05 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 34,042 | 34,042 | | 4,085 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 36,842 | 36,842 | | 4,421 | Total Taxable | 4,421 | 297.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-300006357 | GRAVES, MATTHEW & | 202 | 36,842 | 0 | 4,421 | 297.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-300006357 | GRAVES, MATTHEW & | 202 | 40,069 | 0 | 4,808 | 320.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-300006357 | GRAVES, MATTHEW & | 202 | 40,000 | 0 | 4,800 | 322.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-300006357 | GRAVES, MATTHEW & | 202 | 40,036 | 0 | 4,626 | 313.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-300006357 | CILINO, CHARLES AND | 202 | 36,719 | 1000 | 3,406 | 235.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-300006357 | CILINO, CHARLES AND | 202 | 36,719 | 1000 | 3,406 | 231.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-0006357 | CILINO, CHARLES AND | 202 | 37,707 | | 3,525 | 210.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-0006357 | CILINO, CHARLES AND | 202 | 40,568 | | 3,850 | 230.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-0006357 | CILINO, CHARLES AND | 202 | 39,240 | | 3,708 | 221.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-0006357 | CILINO, CHARLES AND | 202 | 39,344 | | 3,721 | 222.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-0006357 | CILINO, CHARLES AND | 202 | 38,988 | | 3,678 | 220.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-0006357 | CILINO, CHARLES AND | 202 | 41,541 | | 3,602 | 215.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-0006357 | CILINO, CHARLES AND | 202 | 51,220 | | 3,468 | 207.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | | Square-Foot - LAVERNE ORIGMULTI |
|-----------------|------------------------|---------------------------------|
| Lot Size | 50 x 140 | |
| Lot Count | | |
| Units Buildable | 2800 | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | |
| Method | Square-Foot | |
| Base Lot Value | 7,000.00 x .40 = 2,800 | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | 2,800 | |



House 3/13/2023

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 944 / 944 |
| 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 | 240 Attached Garage - Finished |
| Remodel | UPDATED - |
| Year/Eff Age | 1950 / 76 |

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 | 94.90 | Total Misc Impr | + 647 |
| Roofing Adj | + 4.49 | Garage Cost | + 10,251 |
| Subfloor Adj | + 0.00 | Total RCN | = 121,270 |
| Heat/Cool Adj | + 10.77 | Depreciation (74%) | - 89,740 |
| Plumbing Adj | + 6.76 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 31,530 |
| Adj Base Cost | = 116.92 | Lot Value | + 2,800 |
| Total Area | x 944 | Indicated Value | = 34,330 |
| Adjusted Cost | = 110,372 | Value Per SqFt | 36.37 |

Value Reconciliation

| | | | |
|-------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 31,530 | | |
| Lot Value | 2,800 | | |
| Indicated Value | 34,330 | 36.37 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 2,634 | | |
| Total Value | 36,964 | 39.16 | Total Value Per SqFt |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| RSPC | Raised Slab Porch - Covered | 6060 | 4x4 | | 16 | 40.46 | | 647 |



Harper

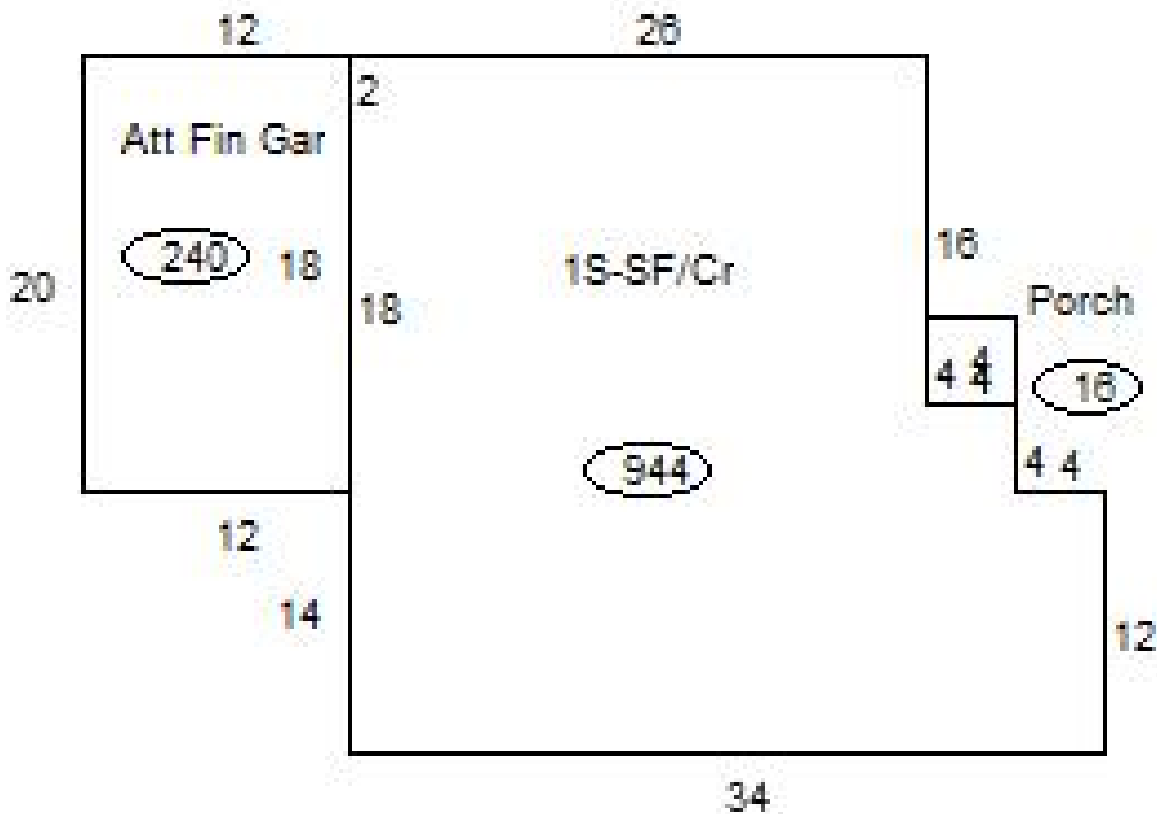
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | G | 5 | | 20 | Att Fin Gar | 240 | 1.000 | 240 |
| 2 | M | RSPC | | 20 | Porch | 16 | 1.000 | 16 |
| 3 | R | 1 | Crawl | 20 | 1S-SF/Cr | 944 | 1.000 | 944 |
| Total Building Area | | | | | | 944 | | 944 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|------|--------------------------|-----------------------|------------|--------------------------------|--------------|---------|
| | SHDS | Yard Shed - Wood | 25x12x6 | Concrete | Composition Shingle | 300 | |
| | Qual | 3 | Cond | 3 | Year | 2011 | Eff Age |
| | | Valuation Summary | Modifier Total | RCN | Depr (51% Phys/ % Func) | RCNLD | |
| | | Base Cost (17.92 x 300) | 5,376 | | 5,376 | 2,742 | 2,634 |