



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	300006368				<p>2040-00-015-001-0-001-00 03/10/23</p>																								
Parcel ID	2040-00-015-001-0-001-00																												
Cadastral ID	2040-015-001-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	1																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	15360																												
HAMBLIN, JOSEPH & LINDA S. HAMBLIN																													
509 NW 3RD LAVERNE OK 73848-0000																													
Parcel Location																													
Situs	00502 S COUNTY LINE RD																												
Subdivision	CORDES ADDN																												
Lot/Block	0001 / 0015	Parcel Size	3 - Lots																										
Sec/Twn/Rng	/ / /																												
Neighborhood	200100 - LAVERNE ORIG\MULTI																												
School District	1-LAVERN - 1-LAVERNE																												
House 3/13/2023																													
Legal Description Lat/Long: 36.68431027 -99.87078124																													
CORDES ADD BLOCK 15 LOTS 1-2-3 BOOK 661 PAGE 431																													
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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
740/380	BRINSON, CLIFFORD D.	11/01/2018	25,000	Q																									
661/431	BAILEY, AMIEE J.	08/20/2010	20,000	21																									
613/639	OLMSTEAD, GEORGE W.	06/02/2006	10,500	MV																									
557/695	FOUTCH, DON ETAL	07/10/2000	15,000	MU																									
/	HAMBLIN, JOSEPH &																												
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	3,689 247.86																					
Year Frozen		Improvements	29,579	26,544		3,185	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00																					
TIF Project ID	0	Total Value	33,779	30,744		3,689	Total Taxable	2,689 181.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300006368	HAMBLIN, JOSEPH &	202	33,779	1000	2,582	173.00																						
2024	2024-300006368	HAMBLIN, JOSEPH &	202	35,645	1000	2,477	165.00																						
2023	2023-300006368	HAMBLIN, JOSEPH &	202	28,355	1000	2,376	160.00																						
2022	2022-300006368	HAMBLIN, JOSEPH &	202	28,355	1000	2,278	154.00																						
2021	2021-300006368	HAMBLIN, JOSEPH &	202	28,355	1000	2,183	151.00																						
2020	2020-300006368	HAMBLIN, JOSEPH &	202	28,355	1000	2,090	142.00																						
2019	2019-0006368	HAMBLIN, JOSEPH &	202	25,000		2,000	119.00																						
2018	2018-0006368	BRINSON, CLIFFORD D. &	202	25,894		1,772	106.00																						
2017	2017-0006368	BRINSON, CLIFFORD D. &	202	24,982		1,687	101.00																						
2016	2016-0006368	BRINSON, CLIFFORD D. &	202	24,982		1,608	96.00																						
2015	2015-0006368	BRINSON, CLIFFORD D. &	202	24,698		1,532	91.00																						
2014	2014-0006368	BRINSON, CLIFFORD D. &	202	26,207		1,458	87.00																						
2013	2013-0006368	BRINSON, CLIFFORD D. &	202	35,984		1,389	83.00																						



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Lot Data		Square-Foot - LAVERNE ORIGMULTI	
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		



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, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	784 Total, 784 Partition
Garage Type	288 Carport - Gable Roof
Remodel	
Year/Eff Age	1940 / 86

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	90.11	Total Misc Impr	+ 4,040
Roofing Adj	+ 4.29	Garage Cost	+ 2,414
Subfloor Adj	+ 0.00	Total RCN	= 151,304
Heat/Cool Adj	+ 1.73	Depreciation (80%)	- 121,043
Plumbing Adj	+ 5.69	Lump Sums	+ 0
Basement Adj	+ 27.51	RCNLD	= 30,261
Adj Base Cost	= 129.33	Lot Value	+ 4,200
Total Area	x 1,120	Indicated Value	= 34,461
Adjusted Cost	= 144,850	Value Per SqFt	30.77

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	30,261		
Lot Value	4,200		
Indicated Value	34,461	30.77	Per SqFt
Agland Value			
Site Improvements	381		
Total Value	34,842	31.11	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	6097	28x10		280	13.73		3,844
PATO	Raised Slab Porch - Open	6098	5x4		20	9.78		196



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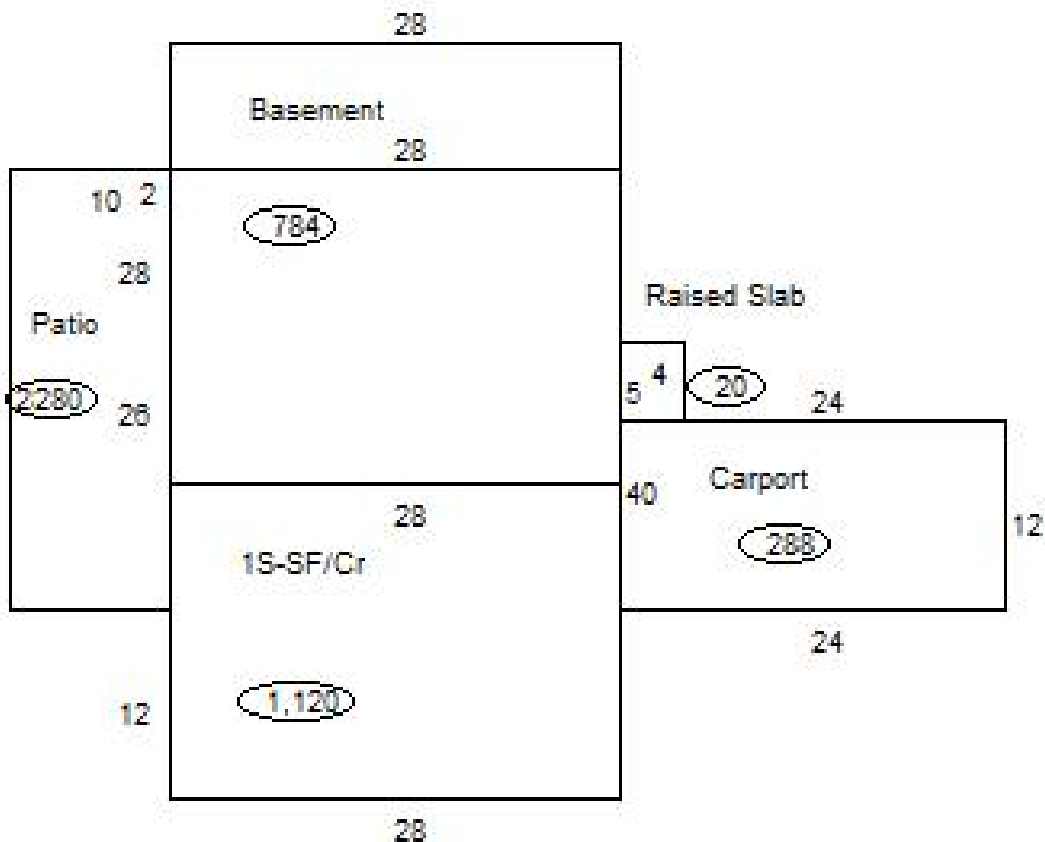
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		20	Carport	288	1.000	288
2	B			20	Basement	784	1.000	784
3	R	1	Crawl	20	1S-SF/Cr	1,120	1.000	1,120
4	M	PATC		20	Patio	280	1.000	280
5	M	PATO		20	Raised Slab	20	1.000	20
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x7x6		Composition Shingle	70
	Qual 3	Cond 3	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (27.24 x 70)	1,907		1,907	1,526
				381