



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:21:22
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Assessment Data					Primary Image									
Account	300006374				<p>2040-00-015-019-0-001-00_001.JPG 3/13/2023</p>									
Parcel ID	2040-00-015-019-0-001-00													
Cadastral ID	2040-015-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15365													
STEVENS, BRANDI														
505 S. OHIO ST LAVERNE OK 73848-0000														
Parcel Location														
Situs	00505 S OHIO													
Subdivision	CORDES ADDN													
Lot/Block	0019 / 0015	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71136765 -99.87274295														
CORDES ADD BLOCK 15 LOTS 19-20-21														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					549/135	KINSER, GOLDIE TRUST	09/30/1999	28,500	Q					
					/	STEVENS, BRANDI								
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	3,703	248.80					
Year Frozen		Improvements	27,819	26,656		3,199	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	32,019	30,856		3,703	Total Taxable	2,703	182.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006374	STEVENS, BRANDI	202	32,019	1000	2,595	174.00							
2024	2024-300006374	STEVENS, BRANDI	202	34,429	1000	2,491	166.00							
2023	2023-300006374	STEVENS, BRANDI	202	28,239	1000	2,389	160.00							
2022	2022-300006374	STEVENS, BRANDI	202	28,239	1000	2,389	162.00							
2021	2021-300006374	STEVENS, BRANDI	202	28,239	1000	2,354	163.00							
2020	2020-300006374	STEVENS, BRANDI	202	28,239	1000	2,256	153.00							
2019	2019-0006374	STEVENS, BRANDI	202	26,345		2,161	129.00							
2018	2018-0006374	STEVENS, BRANDI	202	28,579		2,402	143.00							
2017	2017-0006374	STEVENS, BRANDI	202	27,528		2,303	137.00							
2016	2016-0006374	STEVENS, BRANDI	202	27,528		2,303	137.00							
2015	2015-0006374	STEVENS, BRANDI	202	27,201		2,264	135.00							
2014	2014-0006374	STEVENS, BRANDI	202	28,940		2,473	148.00							
2013	2013-0006374	STEVENS, BRANDI	202	31,763		3,811	227.00							



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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, Plywood or Hardboard
Base/Total Area	864 / 864
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	392 Carport - Gable Roof
Remodel	
Year/Eff Age	1950 / 76



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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	95.42	Total Misc Impr	+ 2,021
Roofing Adj	+ 4.62	Garage Cost	+ 3,285
Subfloor Adj	+ 0.00	Total RCN	= 99,612
Heat/Cool Adj	+ 1.73	Depreciation (74%)	- 73,713
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,899
Adj Base Cost	= 109.15	Lot Value	+ 4,200
Total Area	x 864	Indicated Value	= 30,099
Adjusted Cost	= 94,306	Value Per SqFt	34.84

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	25,899	
Lot Value	4,200	
Indicated Value	30,099	34.84 Per SqFt
Agland Value		
Site Improvements	2,046	
Total Value	32,145	37.20 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Covered Patio	6121	20x6		120	16.84		2,021



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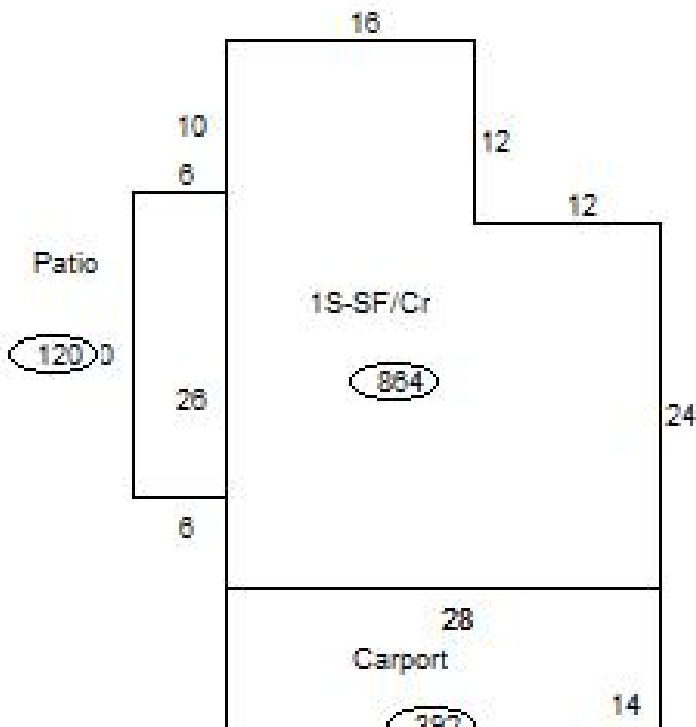
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	120	1.000	120
2	G	3		20	Carport	392	1.000	392
3	R	1	Crawl	20	1S-SF/Cr	864	1.000	864
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x16x6		Composition Shingle	192	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary			Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
		Base Cost (20.77 x 192)	3,988		3,988	2,792	1,196
	PACN	Paving - Concrete	10x10x0			100	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (7.07 x 100)	707		707	566	141
	PACN	Paving - Concrete	46x12x0			552	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.15 x 552)	2,291		2,291	1,833	458
	PACN	Paving - Concrete	24x12x0			288	
	Qual	3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.36 x 288)	1,256		1,256	1,005	251