




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:27
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Assessment Data					Primary Image									
Account	300006380				 <p>2040-00-016-019-0-001-00 TRINITY FAITH FELLOWSHIP</p> <p>07/08/2019 13:13</p> <p>f:\pictures\2040-00-016-019-0-001-00-001-000-001.jpg 7/15/2019</p>									
Parcel ID	2040-00-016-019-0-001-00													
Cadastral ID	2040-016-019-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15370													
TRINITY FAITH FELLOWSHIP														
P O BOX 528 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00522 S OHIO													
Subdivision	CORDES ADDN													
Lot/Block	0019 / 0016	Parcel Size 6 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70875515 -99.89455794														
CORDES ADD PARSONAGE BLOCK 16 LOTS 19-20-21-22-23-24														
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	Bk/Pg	Grantor	Date	Price	Code					
P	Parsonage	Yes	500,000	6,727	705/702	JAMES, KEVIN DWAIN	02/12/2015	41,500	10					
					514/605	SHUMAN, GLENN C. ETUX	05/20/1996	33,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	0	Land Value	8,400	8,400	12%	1,008	Assessed	6,727	451.99					
Year Frozen		Improvements	47,660	47,660		5,719	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	6,727	-452.00					
TIF Project ID	0	Total Value	56,060	56,060		6,727	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006380	TRINITY FAITH FELLOWSHIP	202	56,060	6727									
2024	2024-300006380	TRINITY FAITH FELLOWSHIP	202	59,348	7122									
2023	2023-300006380	TRINITY FAITH FELLOWSHIP	202	58,686	0									
2022	2022-300006380	TRINITY FAITH FELLOWSHIP	202	58,686	0									
2021	2021-300006380	TRINITY FAITH FELLOWSHIP	202	58,686	0									
2020	2020-300006380	TRINITY FAITH FELLOWSHIP	202	58,686	0									
2019	2019-0006380	TRINITY FAITH FELLOWSHIP	202	58,686										
2018	2018-0006380	TRINITY FAITH FELLOWSHIP	202	63,652										
2017	2017-0006380	TRINITY FAITH FELLOWSHIP	202	61,242										
2016	2016-0006380	TRINITY FAITH FELLOWSHIP	202	61,242										
2015	2015-0006380	TRINITY FAITH FELLOWSHIP	202	60,500		4,495	268.00							
2014	2014-0006380	JAMES, KEVIN DWAIN	202	64,485		3,282	196.00							
2013	2013-0006380	JAMES, KEVIN DWAIN	202	81,521		3,158	188.00							



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Lot Data		Primary Image	
Lot Size	150 x 140		
Lot Count			
Units Buildable	8400		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	10 LAVERNE ORIG\MULTI		
Value Method	Square-Foot		
Base Lot Value	21,000.00 x .40 = 8,400		
Factor Value	0		
Adjustments			
Lot Value	8,400		
Cost Approach			
Manual Date	07/2025	Image ID	25463
Total Building Area	1,510	Image Date	3/13/2023
Total Base Value	177,501	Name	001.JPG
Modifier Value		Description	2040-00-016-019-0-001-00_001.JPG
Misc Improvements			
Replacement Cost New	177,501		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	46,150		
Economic Depreciation			
RCNLD (All Sources)	46,150		
Depreciated Improvements			
Outbuilding Value	1,629		
Total Improvement Value	47,779		
Land Value	8,400		
Cost Approach Value	56,179 37.20/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,629
Miscellaneous Income		Land Value	8,400
Effective Gross Income (EGI)		Total Appraised Value	56,179 37.20/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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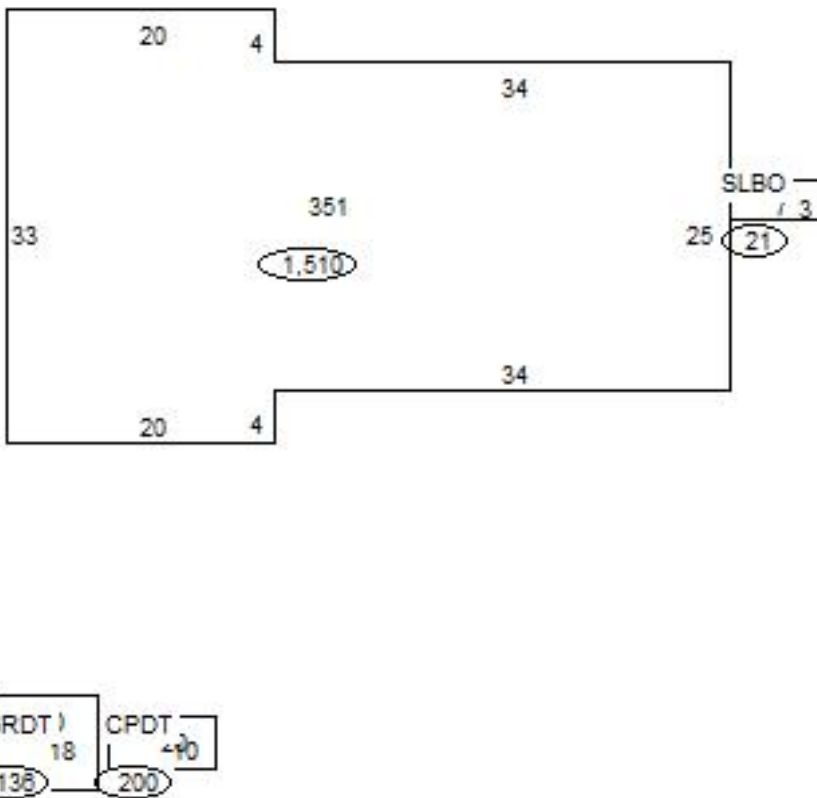
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	351		20	351	1,510	1.000	1,510
2	O	PATO		20	SLBO	21	1.000	21
3	O	GRDT		50	GRDT	136	1.000	136
4	O	CPDT		50	CPDT	200	1.000	200
Total Building Area						1,510		1,510



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Account 300006380
Parcel ID 2040-00-016-019-0-001-00
Cadastral ID 2040-016-019-00-0-001-00

Tax Area Code 202
Property Class UR
Owners Name TRINITY FAITH FELLOWSHIP

Building Data

Building ID 473
Building Sequence 1
Occupancy 1 351 Single-Family Residence 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,510
Average Perimeter 116
Number Of Storys 1.50
Average Wall Ht 9.00
Year Built 1950
Effective Age 67
Construction Class 1 - Residential Stud Frame
Quality 3.6 - Average
Condition 3.6 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 75.68
Wall Cost 21.47
HVAC Cost 20.40
Basement Cost 0.00
Total Base Cost 117.55
Total Area 1,510
Base RCN 177,501
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 177,501
Physical Depreciation 74%
Functional Depreciation
Total Depreciation 74% (131,351)
Total RCNLD 46,150
Lump Sums
Total Building Value 46,150 \$ 30.56 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Slab Porch - Open	7x3x0			21
	Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.78 x 21)			205 164	41



GRDT	Garage - Detached	20x18x8		Composition Shingle	136
Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (46.69 x 136)			6,350 5,080	1,270



CPDT	Carport - Detached	20x10x8		Formed Metal	200
Qual 3	Cond 3	Year 1950	Eff Age 76		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.94 x 200)			1,588 1,270	318

Total Site Improvement Value 1,629