



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	300006386				<p>2060-00-011-001-0-001-00_002.JPG 3/13/2023</p>									
Parcel ID	2060-00-011-001-0-001-00													
Cadastral ID	2060-011-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15374													
MITCHELL, CAMERON														
P.O. BOX 215 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00602 S OKLAHOMA													
Subdivision	TERBUSH ADDN													
Lot/Block	0001 / 0011	Parcel Size 3 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69617317 -99.89212682														
TERBUSH ADD BLOCK 11 LOTS 1-2-3 BOOK 735 PAGE 458														
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> </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					
					735/458	BEVILACQUA, DANTE J.	05/21/2018	87,000	Q					
					615/139	ASHPAUGH, PATSY TRUST	10/20/2005	70,000	U					
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	12,183	818.58					
Year Frozen		Improvements	97,326	97,326		11,679	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	101,526	101,526		12,183	Total Taxable	12,183	819.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006386	MITCHELL, CAMERON	202	101,526	0	12,183	819.00							
2024	2024-300006386	MITCHELL, CAMERON	202	104,349	0	11,833	787.00							
2023	2023-300006386	MITCHELL, CAMERON	202	93,915	0	11,270	757.00							
2022	2022-300006386	MITCHELL, CAMERON	202	93,915	0	11,270	763.00							
2021	2021-300006386	MITCHELL, CAMERON	202	93,915	0	11,270	778.00							
2020	2020-300006386	MITCHELL, CAMERON	202	93,915	0	10,962	743.00							
2019	2019-0006386	MITCHELL, CAMERON	202	87,000		10,440	623.00							
2018	2018-0006386	MITCHELL, CAMERON	202	94,029		10,057	600.00							
2017	2017-0006386	BEVILACQUA, DANTE J.	202	90,034		9,735	581.00							
2016	2016-0006386	BEVILACQUA, DANTE J.	202	90,034		9,423	562.00							
2015	2015-0006386	BEVILACQUA, DANTE J.	202	88,913		9,120	544.00							
2014	2014-0006386	BEVILACQUA, DANTE J.	202	95,526		8,825	527.00							
2013	2013-0006386	BEVILACQUA, DANTE J.	202	114,396		8,539	510.00							



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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	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	77% One Story 23% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,836 / 1,926
Style	77% One Story - 23% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1952 / 65



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	94.17	Total Misc Impr	+ 7,787
Roofing Adj	+ 6.39	Garage Cost	+ 27,852
Subfloor Adj	+ 0.00	Total RCN	= 270,187
Heat/Cool Adj	+ 13.89	Depreciation (66%)	- 178,323
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,864
Adj Base Cost	= 121.78	Lot Value	+ 4,200
Total Area	x 1,926	Indicated Value	= 96,064
Adjusted Cost	= 234,548	Value Per SqFt	49.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,864		
Lot Value	4,200		
Indicated Value	96,064	49.88	Per SqFt
Agland Value			
Site Improvements	3,156		
Total Value	99,220	51.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	6,170.47		6,170
PATO	Slab Porch - Open	6151	15x4		60	12.25		735
PATO	OPEN PORCH	6153	72		72	12.25		882



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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	1		20	Att Gar	720	1.000	720
2	M	PATO		20	Open Slab	60	1.000	60
3	R	5	Crawl	20	1.5S-SF/Cr	360	1.250	450
4	M	PATO		20	Open Slab	72	1.000	72
5	R	1	Crawl	20	1S-SF/Cr	1,476	1.000	1,476
Total Building Area						1,836		1,926



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	40x13x0			520
	Qual 3	Cond 3	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.16 x 520)	2,163		2,163	1,730



BNGP	SHED BRICKED	10x14x6	Concrete	Composition Shingle	140
Qual 5	Cond 5	Year 1960	Eff Age 40		
Storage Finish	Area 140			2,309	

Valuation Summary	Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
Base Cost (37.53 x 140)	5,254		7,563	4,840