



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:43
 Page 1

Assessment Data				Primary Image					
Account	300006399								
Parcel ID	2060-00-017-005-0-001-00								
Cadastral ID	2060-017-005-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	15372								
BRANSCUM, MAC AND									
JEANNE BRANSCUM									
814 KLINGER STREET LAVERNE OK 73848-0923									
Parcel Location				EMPTY LOT 3/13/2023					
Situs	00512 S BROADWAY			2060-00-017-005-0-001-00 03/10/23					
Subdivision	TERBUSH ADDN								
Lot/Block	0005 / 0017	Parcel Size	4 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description				Building Permits					
Lat/Long: 36.70937449 -99.89305562									
TERBUSH ADD BLOCK 17 LOTS 5-6-7-8									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BRANSCUM, MAC AND			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	3,520	3,520	12%	422	Assessed	422	28.35
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	3,520	3,520		422	Total Taxable	422	28.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006399	BRANSCUM, MAC AND	202	3,520	0	422	28.00		
2024	2024-300006399	BRANSCUM, MAC &	202	3,520	0	422	28.00		
2023	2023-300006399	BRANSCUM, MAC &	202	3,520	0	406	27.00		
2022	2022-300006399	BRANSCUM, MAC &	202	3,520	0	387	26.00		
2021	2021-300006399	BRANSCUM, MAC AND	202	3,520	0	368	25.00		
2020	2020-300006399	BRANSCUM, MAC AND	202	3,520	0	351	24.00		
2019	2019-0006399	BRANSCUM, MAC AND	202	3,520		334	20.00		
2018	2018-0006399	BRANSCUM, MAC AND	202	3,520		318	19.00		
2017	2017-0006399	HUNT, EVELYN E.	202	3,960		303	18.00		
2016	2016-0006399	HUNT, EVELYN E.	202	3,960		289	17.00		
2015	2015-0006399	HUNT, EVELYN E.	202	3,960		275	16.00		
2014	2014-0006399	HUNT, EVELYN E.	202	3,960		262	16.00		
2013	2013-0006399	HUNT, EVELYN E.	202	8,800		249	15.00		



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Page 2

Lot Data	Primary Image	
<p>Lot Size 100 x 44</p> <p>Lot Count</p> <p>Units Buildable 3520</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4,400.00 x .80 = 3,520</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,520</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 3,520</p> <p>Cost Approach Value 3,520</p>	<p>Image Information</p> <p>Image ID 25504</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description EMPTY LOT</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 3,520</p> <p>Total Appraised Value 3,520</p>	