



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 300006401 Parcel ID 2060-00-017-013-0-001-00 Cadastral ID 2060-017-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24960 GRAVES, MATTHEW & ELIZABETH GRAVES 166245 E GRAVES ROAD GATE OK 73844- Parcel Location Situs 00521 S OKLAHOMA Subdivision TERBUSH ADDN Lot/Block 0013 / 0017 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2060-00-017-013-0-001-00 03/10/23</p>																													
HOUSE / FRONT DECK 3/13/2023																																		
Legal Description Lat/Long: 36.70834095 -99.89475277					Building Permits																													
TERBUSH ADD BLOCK 17 LOTS 13-14-15-16 BOOK 790 PAGE 807					<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					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					790/807	EVERETT, JAMES A. &	06/25/2025	60,000	Q																									
					755/406	GARDNER, MARION E.	09/20/2020	50,000	Q																									
					740/734	CORTES, CESAR ENRIQUE	11/07/2018	47,000	Q																									
					726/424	KIRKHART, TREVOR	05/22/2017	45,000	21																									
					697/211	SNYDER, NONIA FAYE	04/15/2014	30,000	21																									
					518/364	KEITH, FERMUR I. P. REP	09/25/1996	8,000	U																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																									
Remove Cap	2026		Land Value	5,600	5,600	12%	Assessed	6,047	406.30																									
Year Frozen			Improvements	44,793	44,793		Penalty	0																										
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00																									
TIF Project ID	0		Total Value	50,393	50,393		Total Taxable	6,047	406.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-300006401	GRAVES, MATTHEW &			202	50,393	0	6,047	406.00																									
2024	2024-300006401	EVERETT, JAMES A. &			202	54,184	0	6,300	419.00																									
2023	2023-300006401	EVERETT, JAMES A. &			202	50,000	0	6,000	403.00																									
2022	2022-300006401	EVERETT, JAMES A. &			202	50,000	0	6,000	406.00																									
2021	2021-300006401	EVERETT, JAMES A. &			202	50,000	0	6,000	414.00																									
2020	2020-300006401	EVERETT, JAMES A. &			202	44,979	1000	4,397	298.00																									
2019	2019-0006401	GARDNER, MARION E.			202	47,000		4,640	277.00																									
2018	2018-0006401	CORTES, CESAR ENRINQUE &			202	45,000		5,400	322.00																									
2017	2017-0006401	CORTES, CESAR ENRINQUE &			202	38,750		3,181	190.00																									
2016	2016-0006401	KIRKHART, TREVOR			202	38,750		3,030	181.00																									
2015	2015-0006401	KIRKHART, TREVOR			202	30,000		2,886	172.00																									
2014	2014-0006401	KIRKHART, TREVOR			202	37,170		1,749	104.00																									
2013	2013-0006401	SNYDER, NONIA FAYE			202	45,065		1,668	100.00																									



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	100 x 140	
Lot Count		
Units Buildable	5600	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,000.00 x .40 = 5,600	
Factor Value		
Adjustments		
Lot Value	5,600	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	928 / 928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1940 / 62

HOUSE / FRONT DECK	3/13/2023
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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	94.71	Total Misc Impr	+ 7,679
Roofing Adj	+ 4.51	Garage Cost	+ 12,671
Subfloor Adj	+ 0.00	Total RCN	= 128,796
Heat/Cool Adj	+ 10.77	Depreciation (63%)	- 81,141
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,655
Adj Base Cost	= 116.86	Lot Value	+ 5,600
Total Area	x 928	Indicated Value	= 53,255
Adjusted Cost	= 108,446	Value Per SqFt	57.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,655		
Lot Value	5,600		
Indicated Value	53,255	57.39	Per SqFt
Agland Value			
Site Improvements	4,136		
Total Value	57,391	61.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	6171	8x8		64	9.78		626
WODO	Wood Deck - Open	6173	8x3		24	26.31		631
WODC	Wood Deck - Covered	7928	24x8		192	33.45		6,422



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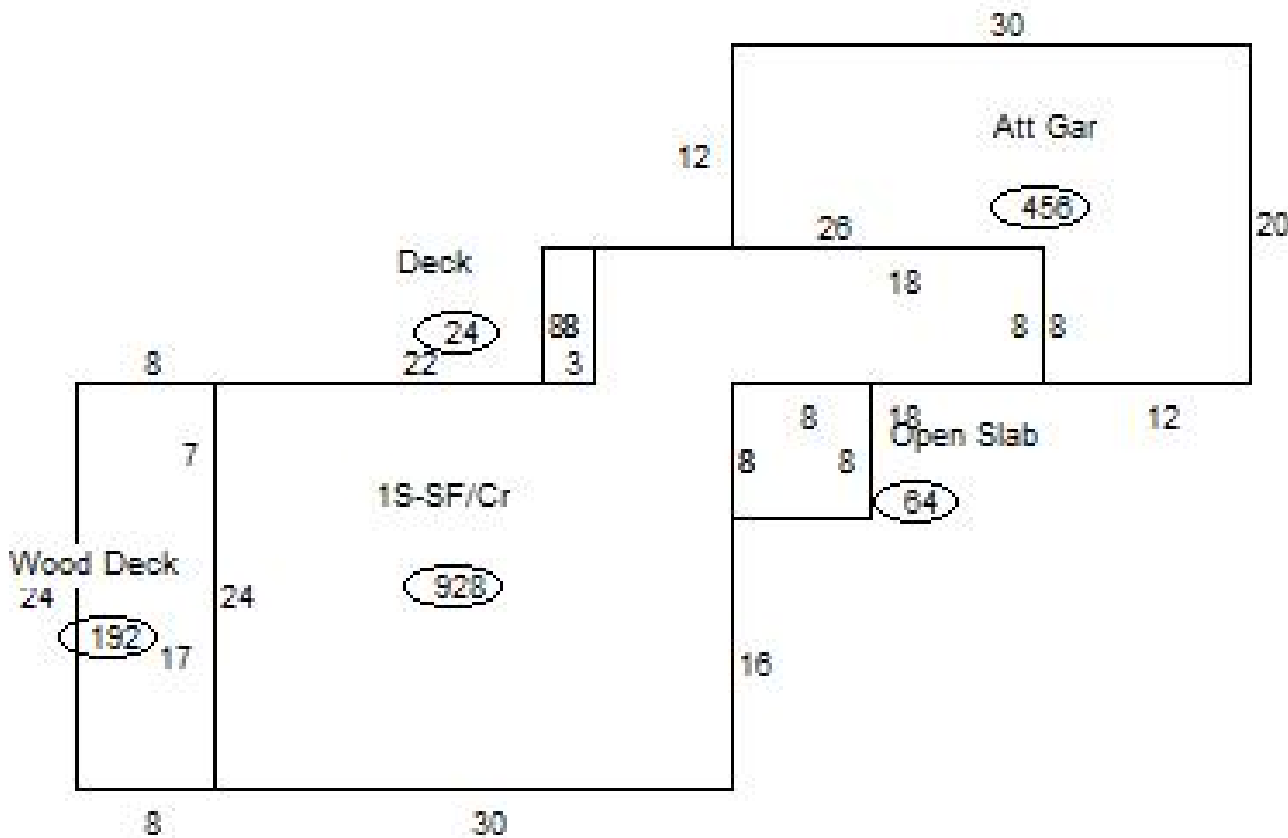
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	64	1.000	64
2	G	1		20	Att Gar	456	1.000	456
3	M	WODO		20	Deck	24	1.000	24
4	R	1	Crawl	20	1S-SF/Cr	928	1.000	928
5	M	WODC		20	Wood Deck	192	1.000	192
Total Building Area						928		928



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	22x12x10		Formed Metal	264
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary Base Cost (8.80 x 264) 2,323		Modifier Total	RCN 2,323	Depr (56% Phys/ % Func) 1,301	RCNLD 1,022
	SHDS	Shed, Metal	12x24x10		Galvanized Metal	288
	Qual	4	Cond 4	Year 2012	Eff Age 11	
	Valuation Summary Base Cost (19.31 x 288) 5,561		Modifier Total	RCN 5,561	Depr (44% Phys/ % Func) 2,447	RCNLD 3,114