



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:47
 Page 1

Assessment Data					Primary Image				
Account 300006403 Parcel ID 2060-00-017-019-0-001-00 Cadastral ID 2060-017-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24507 MCKINNEY, JOSHUA C. & KATHRYN L. MCKINNEY 2487 US HWY 283 MAY OK 73851-0000 Parcel Location Situs 00505 S OKLAHOMA Subdivision TERBUSH ADDN Lot/Block 0019 / 0017 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.70693345 -99.89578055									
TERBUSH ADD BLOCK 17 LOTS 19-20-21-22 BOOK 759 PAGE 266					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					759/266	ARGRAVES, TED &	04/15/2021	95,500	Q
					721/295	VARNELL, BRANDON	11/15/2016	101,500	21
					719/257	VARNELL, BRANDON J.	02/18/2016	28,500	21
					711/621	OHAIR, SONNY J.	09/22/2015	106,000	PQ
					684/537	RAGAN, DICK AND HEIDI RAG	10/18/2012	58,500	21
					676/516	SAVELY, VIRIDIE P. (TRUS	11/29/2011	24,000	PQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2022		Land Value	5,600	5,600	12%	Assessed	13,266	891.34
Year Frozen			Improvements	108,907	104,952		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	114,507	110,552		Total Taxable	13,266	891.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006403	MCKINNEY, JOSHUA C. &			202	114,507	0	12,635	849.00
2024	2024-300006403	MCKINNEY, JOSHUA C. &			202	117,236	0	12,033	800.00
2023	2023-300006403	MCKINNEY, JOSHUA C. &			202	95,500	0	11,460	770.00
2022	2022-300006403	MCKINNEY, JOSHUA C. &			202	95,500	0	11,460	776.00
2021	2021-300006403	MCKINNEY, JOSHUA C. &			202	110,381	0	13,246	915.00
2020	2020-300006403	ARGRAVES, TED &			202	110,381	0	13,104	888.00
2019	2019-0006403	ARGRAVES, TED &			202	104,000		12,480	745.00
2018	2018-0006403	ARGRAVES, TED &			202	107,527		12,903	770.00
2017	2017-0006403	ARGRAVES, TED &			202	105,788		12,695	758.00
2016	2016-0006403	CHAPARRO, JUAN CARLOS TURCOTT			202	106,000		12,720	759.00
2015	2015-0006403	VARNELL, BRANDON J.			202	121,017		13,522	807.00
2014	2014-0006403	OHAIR, SONNY J.			202	58,500		7,020	419.00
2013	2013-0006403	OHAIR, SONNY J.			202	58,500		7,020	419.00



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:47
 Page 2

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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	930 / 930
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	
Remodel	UPDATED -
Year/Eff Age	1950 / 59

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	98.96	Total Misc Impr	+ 7,653
Roofing Adj	+ 4.51	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 120,276
Heat/Cool Adj	+ 10.77	Depreciation (61%)	- 73,368
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,908
Adj Base Cost	= 121.10	Lot Value	+ 5,600
Total Area	x 930	Indicated Value	= 52,508
Adjusted Cost	= 112,623	Value Per SqFt	56.46

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	46,908	
Lot Value	5,600	
Indicated Value	52,508	56.46 Per SqFt
Agland Value		
Site Improvements	57,769	
Total Value	110,277	118.58 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	4,783.32		4,783
PATO	Slab Porch - Open	6181	4x4		16	9.78		156
PRCH	Slab Porch - Open	6182	15x8		120	22.62		2,714



Harper

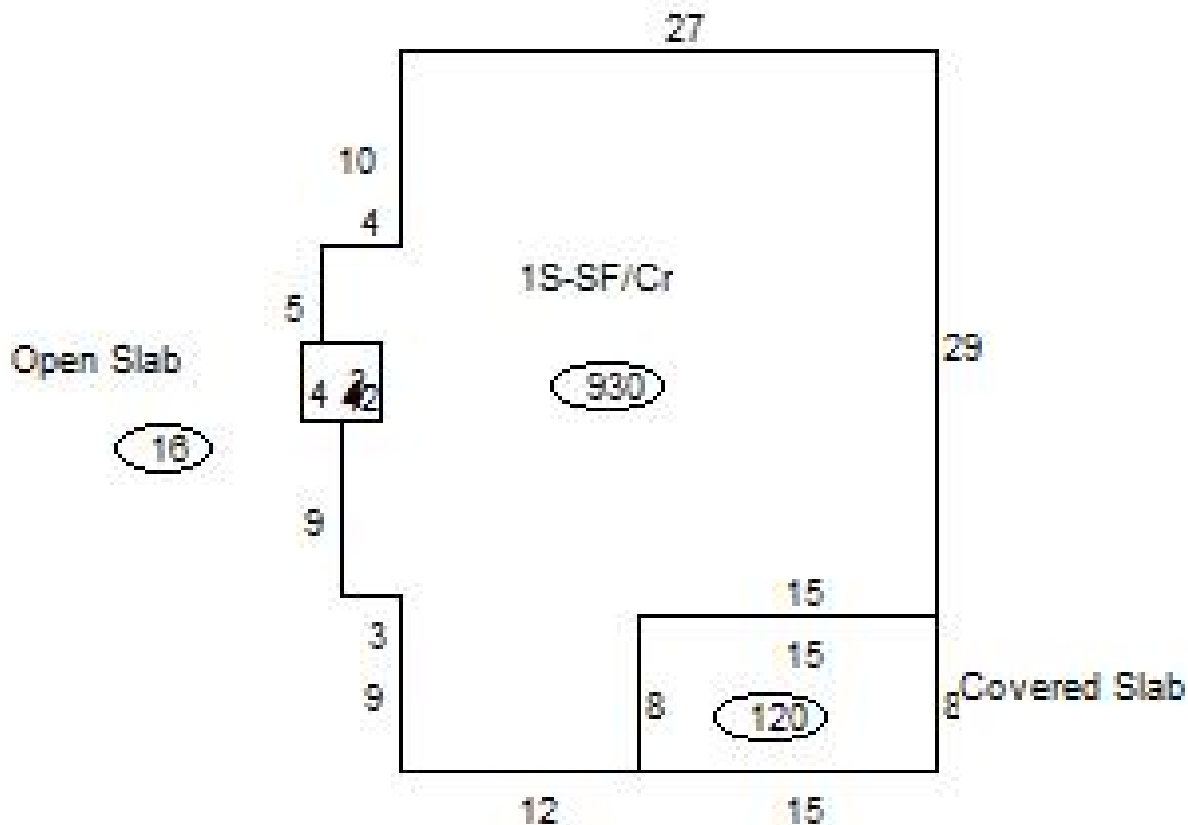
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:47
 Page 3

Sketch Image

300006403



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	930	1.000	930
2	M	PATO		20	Open Slab	16	1.000	16
3	M	PRCH		20	Covered Slab	120	1.000	120
Total Building Area						930		930



Harper



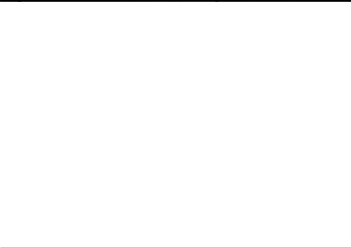
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:21:47
Page 4

300006403

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	30x24x8		Formed Metal	720	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ 0% Func)	RCNLD	
		Base Cost (8.36 x 720)	6,019		6,019	2,829	3,190
	PACN	Paving - Concrete	0x0x0			2,530	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
		Base Cost (3.84 x 2,530)	9,715		9,715	6,120	3,595
	UTIL	Utility Building	70x40x14		Formed Metal	2,800	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (22.25 x 2,800)	62,300		62,300	15,575	46,725
	ASC	Awning/Shelter/Carport	15x8x8		Formed Metal	120	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (38% Phys/ 0% Func)	RCNLD	
		Base Cost (4.09 x 120)	491		491	187	304
	GRDT	Garage - Detached	24x24x10		Composition Shingle	576	
	Qual	3	Cond 3	Year 1950	Eff Age 76		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (34.33 x 576)	19,774		19,774	15,819	3,955