



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	300006426								
Parcel ID	2080-00-001-004-0-001-00								
Cadastral ID	2080-001-004-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	12958								
WINN, JOSEPH CRAIG									
PO BOX 45									
MAY OK 73851-0000									
Parcel Location				SHED 3/13/2023					
Situs	00822 S BROADWAY								
Subdivision	KIRKHART ADDN								
Lot/Block	0004 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERNE - 1-LAVERNE								
Legal Description				Building Permits					
Lat/Long: 36.71048547 -99.90403695									
KIRKHART ADD BLOCK 1 LOT 4									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					599/91	NORTHWESTERN ELECTRIC	12/07/2004	29,500	U
					/	WINN, JOSEPH CRAIG			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2020		Land Value	17,950	17,950	12%	Assessed	3,843	258.21
Year Frozen			Improvements	14,071	14,071		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	32,021	32,021	3,843	Total Taxable	3,843	258.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006426	WINN, JOSEPH CRAIG			202	32,021	0	3,843	258.00
2024	2024-300006426	WINN, JOSEPH CRAIG			202	33,142	0	3,977	265.00
2023	2023-300006426	WINN, JOSEPH CRAIG			202	31,801	0	3,816	256.00
2022	2022-300006426	WINN, JOSEPH CRAIG			202	31,801	0	3,816	258.00
2021	2021-300006426	WINN, JOSEPH CRAIG			202	31,801	0	3,816	263.00
2020	2020-300006426	WINN, JOSEPH CRAIG			202	31,801	0	3,816	258.00
2019	2019-0006426	WINN, JOSEPH CRAIG			202	17,950		2,154	129.00
2018	2018-0006426	WINN, JOSEPH CRAIG			202	17,950		2,154	129.00
2017	2017-0006426	WINN, JOSEPH CRAIG			202	20,193		2,423	145.00
2016	2016-0006426	WINN, JOSEPH CRAIG			202	20,193		2,423	145.00
2015	2015-0006426	WINN, JOSEPH CRAIG			202	20,193		2,423	145.00
2014	2014-0006426	WINN, JOSEPH CRAIG			202	20,193		2,423	145.00
2013	2013-0006426	WINN, JOSEPH CRAIG			202	44,874		3,903	233.00



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 17950</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 22,437.00 x .80 = 17,950</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 17,950</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 13,825</p> <p>Total Improvement Value 13,825</p> <p>Land Value 17,950</p> <p>Cost Approach Value 31,775</p>	<p>Image ID 25572</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description SHED</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 13,825</p> <p>Land Value 17,950</p> <p>Total Appraised Value 31,775</p>	



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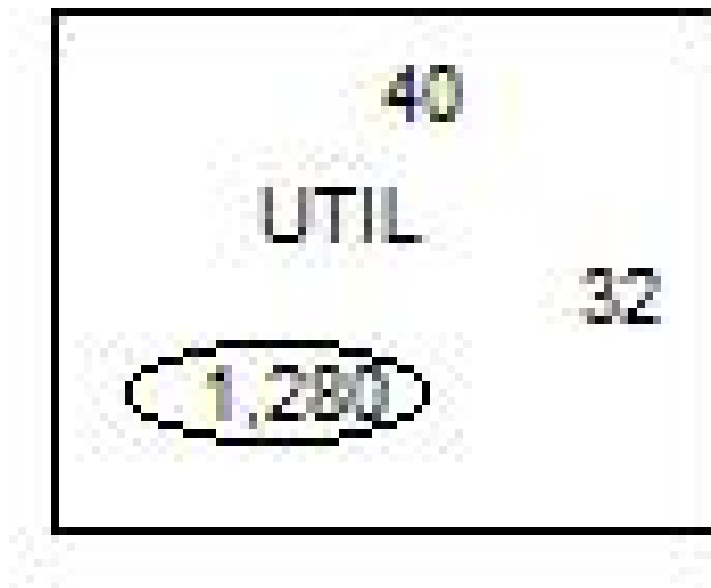
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	GRDT		50	UTIL	1,280	1.000	1,280

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	40x32x12		Formed Metal	1,280
	Qual	3	Cond 2.5	Year 1985	Eff Age 45	
				0		
				0		
				0		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 1,280)			42,419	28,845	13,574
	PACN	Paving - Concrete	20x14x0	Concrete		280
	Qual	3	Cond 3	Year 1985	Eff Age 41	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.48 x 280)			1,254	1,003	251
Total Site Improvement Value						13,825