



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:04
 Page 1

Assessment Data					Primary Image				
Account 300006494 Parcel ID 2140-00-001-010-0-001-00 Cadastral ID 2140-001-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15448 KIRKHART, TREVOR & HAILEY KIRKHART P.O. BOX 356 LAVERNE OK 73848-0000 Parcel Location Situs 00717 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.70733508 -99.89852996									
SHUMANS ADD BLOCK 1 LOT 10					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					724/231	FRANKS, ELDON E.	03/10/2017	75,000	21
					681/66	BRASWELL, TIMOTHY STEWART	04/16/2012	65,000	PQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap			3,780	3,780	12%	454	Assessed	9,926	666.93
Year Frozen			Improvements	78,935	78,935	9,472	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	82,715	82,715	9,926	Total Taxable	9,926	667.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006494	KIRKHART, TREVOR &			202	82,715	0	9,926	667.00
2024	2024-300006494	KIRKHART, TREVOR &			202	90,403	0	10,038	668.00
2023	2023-300006494	KIRKHART, TREVOR &			202	83,842	0	9,561	642.00
2022	2022-300006494	KIRKHART, TREVOR &			202	77,103	0	9,105	616.00
2021	2021-300006494	KIRKHART, TREVOR &			202	75,359	0	8,672	599.00
2020	2020-300006494	KIRKHART, TREVOR &			202	75,359	0	8,259	559.00
2019	2019-0006494	KIRKHART, TREVOR &			202	65,544		7,865	469.00
2018	2018-0006494	KIRKHART, TREVOR &			202	75,000		9,000	537.00
2017	2017-0006494	KIRKHART, TREVOR &			202	62,445		7,493	447.00
2016	2016-0006494	FRANKS, ELDON E.			202	62,445		7,493	447.00
2015	2015-0006494	FRANKS, ELDON E.			202	64,056		7,687	459.00
2014	2014-0006494	FRANKS, ELDON E.			202	64,056		7,687	459.00
2013	2013-0006494	FRANKS, ELDON E.			202	65,000		7,799	465.00



Harper

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Date 02/06/2026
 Time 07:23:04
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	60 x 140	
Lot Count		
Units Buildable	3780	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,400.00 x .45 = 3,780	
Factor Value		
Adjustments		
Lot Value	3,780	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Plywood or Hardboard 10% Veneer, N
Base/Total Area	1,364 / 1,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	2 Composition Roll
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	308 Built-In Garage
Remodel	
Year/Eff Age	1958 / 61

HOUSE / BUILT IN GARAGE	4/30/2025
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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	87.18	Total Misc Impr	+ 11,260
Roofing Adj	+ 3.42	Garage Cost	+ 9,207
Subfloor Adj	+ 0.00	Total RCN	= 166,647
Heat/Cool Adj	+ 11.55	Depreciation (63%)	- 104,988
Plumbing Adj	+ 5.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 61,659
Adj Base Cost	= 107.17	Lot Value	+ 3,780
Total Area	x 1,364	Indicated Value	= 65,439
Adjusted Cost	= 146,180	Value Per SqFt	47.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,659		
Lot Value	3,780		
Indicated Value	65,439	47.98	Per SqFt
Agland Value			
Site Improvements	17,811		
Total Value	83,250	61.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	6418	392	1990	392	26.89		10,541
PRCH	Porch	6420	6x5	1958	30	23.97		719



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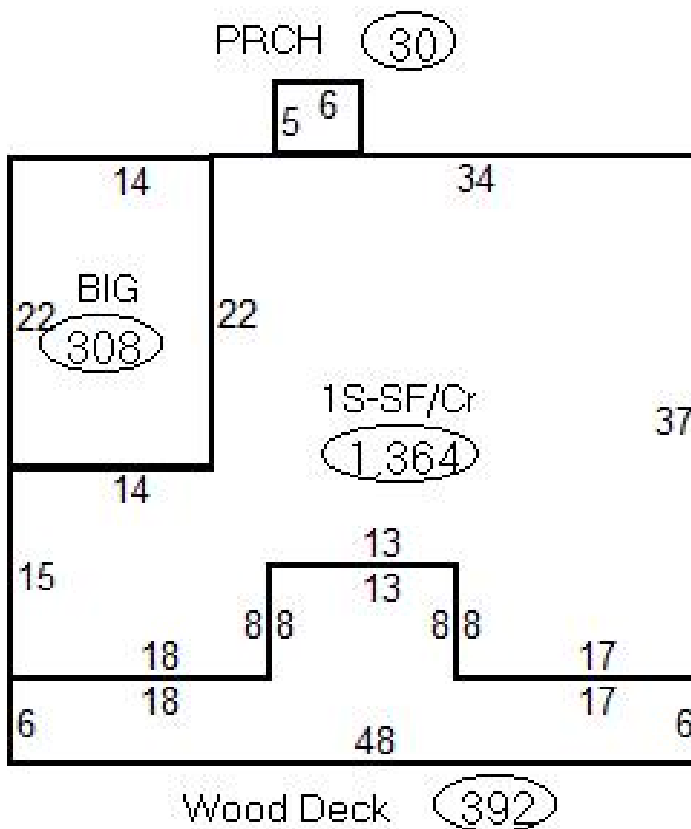
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Date 02/06/2026
 Time 07:23:04
 Page 3

Sketch Image

300006494



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,364	1.000	1,364
2	M	WODC		20	Wood Deck	392	1.000	392
3	G	8		20	BIG	308	1.000	308
4	M	PRCH		20	PRCH	30	1.000	30
Total Building Area						1,364		1,364



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Date 02/06/2026
Time 07:23:04
Page 4

300006494

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	35x24x10	Base	Formed Metal	840	
	Qual	4.25	Cond 4	Year 1990	Eff Age 29		
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)		RCNLD
	Base Cost (47.72 x 840)		40,085		40,085	22,848	17,237
	PACN	Paving - Concrete DRIVEWAY	46x12x0	Concrete		552	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.20 x 552)		2,870		2,870	2,296	574