



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:05
 Page 1

Assessment Data					Primary Image				
Account 300006495 Parcel ID 2140-00-001-011-0-001-00 Cadastral ID 2140-001-011-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25696 MCKEE, (THE) BONNIE CAROL TRUST TRUSTEE: BONNIE CAROL MCKEE % SHELLY JORDAN 18300 E 2 RD BUFFALO OK 73834-									
Parcel Location Situs 00713 KLINGER Subdivision SHUMAN'S 1ST ADDN Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERNE - 1-LAVERNE									
Legal Description Lat/Long: 36.70734604 -99.89988828					HOUSE / BUILT IN GARAGE 4/30/2025				
SHUMANS ADD. BLOCK 1 LOT 11					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					788/79	MCKEE, BONNIE	03/05/2025		04
					733/651	COLEMAN, JAYANNA BETH MCK	01/23/2018	62,000	04
					/	MCKEE, BONNIE			
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap		Land Value	3,780	3,780	12%	454	Assessed	6,291	422.69
Year Frozen		Improvements	48,638	48,638		5,837	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	52,418	52,418		6,291	Total Taxable	6,291	423.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006495	MCKEE, (THE) BONNIE CAROL TRUST			202	52,418	0	6,182	415.00
2024	2024-300006495	MCKEE, BONNIE			202	56,686	0	5,888	392.00
2023	2023-300006495	MCKEE, BONNIE			202	52,971	0	5,607	377.00
2022	2022-300006495	MCKEE, BONNIE			202	44,499	0	5,340	362.00
2021	2021-300006495	MCKEE, BONNIE			202	44,083	0	5,290	365.00
2020	2020-300006495	MCKEE, BONNIE			202	44,083	0	5,290	358.00
2019	2019-0006495	MCKEE, BONNIE			202	44,083		5,290	316.00
2018	2018-0006495	MCKEE, BONNIE & JOHN C MCKEE			202	44,083		2,122	127.00
2017	2017-0006495	COLEMAN, JAYANNA BETH MCKEE &			202	42,116		2,031	121.00
2016	2016-0006495	COLEMAN, JAYANNA BETH MCKEE &			202	42,116		1,943	116.00
2015	2015-0006495	COLEMAN, JAYANNA BETH MCKEE &			202	43,130		1,857	111.00
2014	2014-0006495	COLEMAN, JAYANNA BETH MCKEE &			202	43,130		1,775	106.00
2013	2013-0006495	COLEMAN, JAYANNA BETH MCKEE &			202	32,209		1,371	82.00



Harper

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Date 02/06/2026
 Time 07:23:05
 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	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,094 / 1,094
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	264 Built-In Garage
Remodel	
Year/Eff Age	1958 / 65

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	90.80	Total Misc Impr	+ 1,943
Roofing Adj	+ 4.33	Garage Cost	+ 7,398
Subfloor Adj	+ 0.00	Total RCN	= 131,563
Heat/Cool Adj	+ 10.77	Depreciation (66%)	- 86,832
Plumbing Adj	+ 5.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 44,731
Adj Base Cost	= 111.72	Lot Value	+ 3,780
Total Area	x 1,094	Indicated Value	= 48,511
Adjusted Cost	= 122,222	Value Per SqFt	44.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,731		
Lot Value	3,780		
Indicated Value	48,511	44.34	Per SqFt
Agland Value			
Site Improvements	2,802		
Total Value	51,313	46.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6424	6x5	1958	30	22.86		686
PATO	Patio - Open	6425	12x11	2000	132	9.52		1,257



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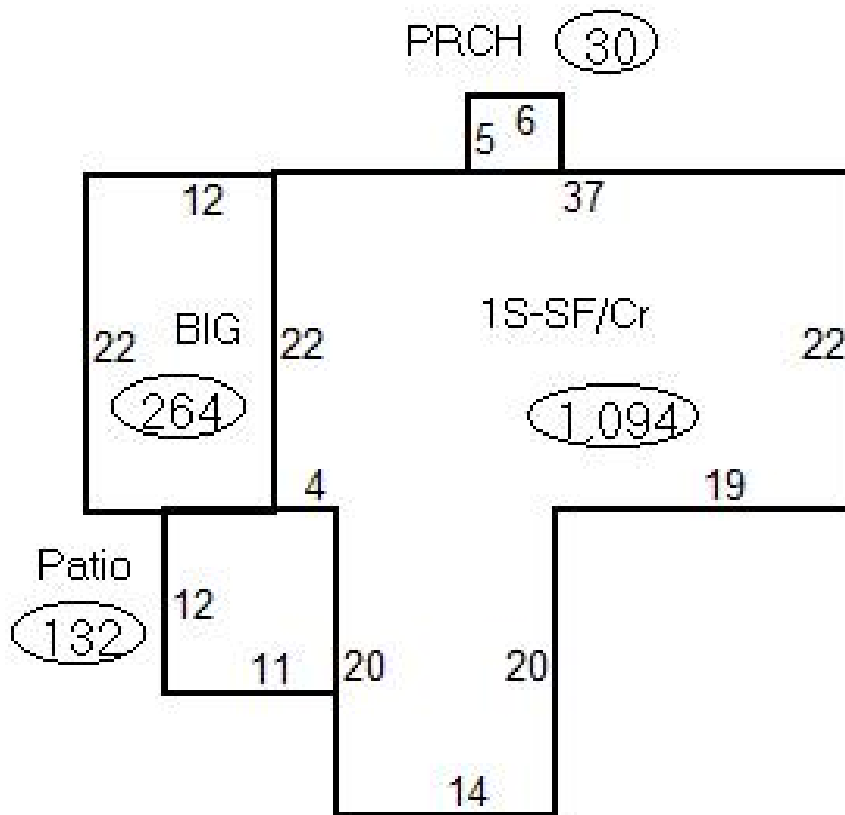
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Date 02/06/2026
 Time 07:23:05
 Page 3

Sketch Image

300006495



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	264	1.000	264
2	R	1	Crawl	20	1S-SF/Cr	1,094	1.000	1,094
3	M	PRCH		20	PRCH	30	1.000	30
4	M	PATO		20	Patio	132	1.000	132
Total Building Area						1,094		1,094



Harper


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Date 02/06/2026
Time 07:23:05
Page 4

300006495

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	18x8x8	Base	Formed Metal	144	
	Qual	5	Cond 5	Year 2013	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (24.92 x 144)		3,588		3,588	1,328	2,260
	PACN	Paving - Concrete DRIVEWAY	52x10x0	Concrete		520	
	Qual	4	Cond 4	Year 1970	Eff Age 45		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (5.21 x 520)		2,709		2,709	2,167	542