



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:23:09
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Assessment Data					Primary Image									
Account	300006499				<p>2140-00-002-001-0-001-00 6499 05/19/2021</p> <p>DID NOT GET NEW PHOTO OF WHOLE FRONT OF HOUSE IN 5/24/2021</p>									
Parcel ID	2140-00-002-001-0-001-00													
Cadastral ID	2140-002-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25822													
PARUNA ROYALTIES LLC														
P O BOX 370 BUFFALO OK 73834-														
Parcel Location														
Situs	00702 KLINGER													
Subdivision	SHUMAN'S 1ST ADDN													
Lot/Block	0001 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71106564 -99.89583375														
SHUMANS ADD. BLOCK 2 LOTS 1 AND E 5' OF LOT 2 BOOK 792 PAGE 80														
Building Permits														
<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> </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					
					792/80	BROOKS, LANDON	10/01/2025	125,000	Q					
					751/128	KOPSA, CARL D. ETUX	03/23/2020	55,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2026	Land Value	4,680	4,680	12%	562	Assessed	7,541	506.68					
Year Frozen		Improvements	58,155	58,155		6,979	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	62,835	62,835		7,541	Total Taxable	7,541	507.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006499	PARUNA ROYALTIES LLC	202	62,835	0	7,541	507.00							
2024	2024-300006499	BROOKS, LANDON	202	67,869	0	7,614	506.00							
2023	2023-300006499	BROOKS, LANDON	202	63,050	0	7,251	487.00							
2022	2022-300006499	BROOKS, LANDON	202	57,548	0	6,906	468.00							
2021	2021-300006499	KOPSA, CARL D. ETUX	202	54,983	0	4,211	291.00							
2020	2020-300006499	KOPSA, CARL D. ETUX	202	54,983	1000	3,011	204.00							
2019	2019-0006499	KOPSA, CARL D. ETUX	202	54,983		2,894	173.00							
2018	2018-0006499	KOPSA, CARL D. ETUX	202	54,983		2,781	166.00							
2017	2017-0006499	KOPSA, CARL D. ETUX	202	52,449		2,671	159.00							
2016	2016-0006499	KOPSA, CARL D. ETUX	202	52,449		2,564	153.00							
2015	2015-0006499	KOPSA, CARL D. ETUX	202	53,764		2,460	147.00							
2014	2014-0006499	KOPSA, CARL D. ETUX	202	53,764		2,359	141.00							
2013	2013-0006499	KOPSA, CARL D. ETUX	202	60,439		2,263	135.00							



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	65 x 160	<p>2140-00-002-001-0-001-00 6499 05/19/2021</p>
Lot Count		
Units Buildable	4680	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,400.00 x .45 = 4,680	
Factor Value		
Adjustments		
Lot Value	4,680	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,112 / 1,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	270 Total, 270 Minimum, 270 Partition
Garage Type	406 Built-In Garage 1 Stalls
Remodel	REVITALIZE -
Year/Eff Age	1958 / 22

DID NOT GET NEW PHOTO OF WHOLE FRONT OF HOUSE IN 5/24/2021

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	98.47	Total Misc Impr	+ 5,453
Roofing Adj	+ 5.03	Garage Cost	+ 9,981
Subfloor Adj	+ 0.00	Total RCN	= 170,647
Heat/Cool Adj	+ 10.77	Depreciation (26%)	- 44,368
Plumbing Adj	+ 8.81	Lump Sums	+ 0
Basement Adj	+ 16.50	RCNLD	= 126,279
Adj Base Cost	= 139.58	Lot Value	+ 4,680
Total Area	x 1,112	Indicated Value	= 130,959
Adjusted Cost	= 155,213	Value Per SqFt	117.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,279		
Lot Value	4,680		
Indicated Value	130,959	117.77	Per SqFt
Agland Value			
Site Improvements	2,136		
Total Value	133,095	119.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6441	8x4	1958	32	22.86		732
PATC	Patio - Covered	6443	26x14	2024	364	12.97		4,721



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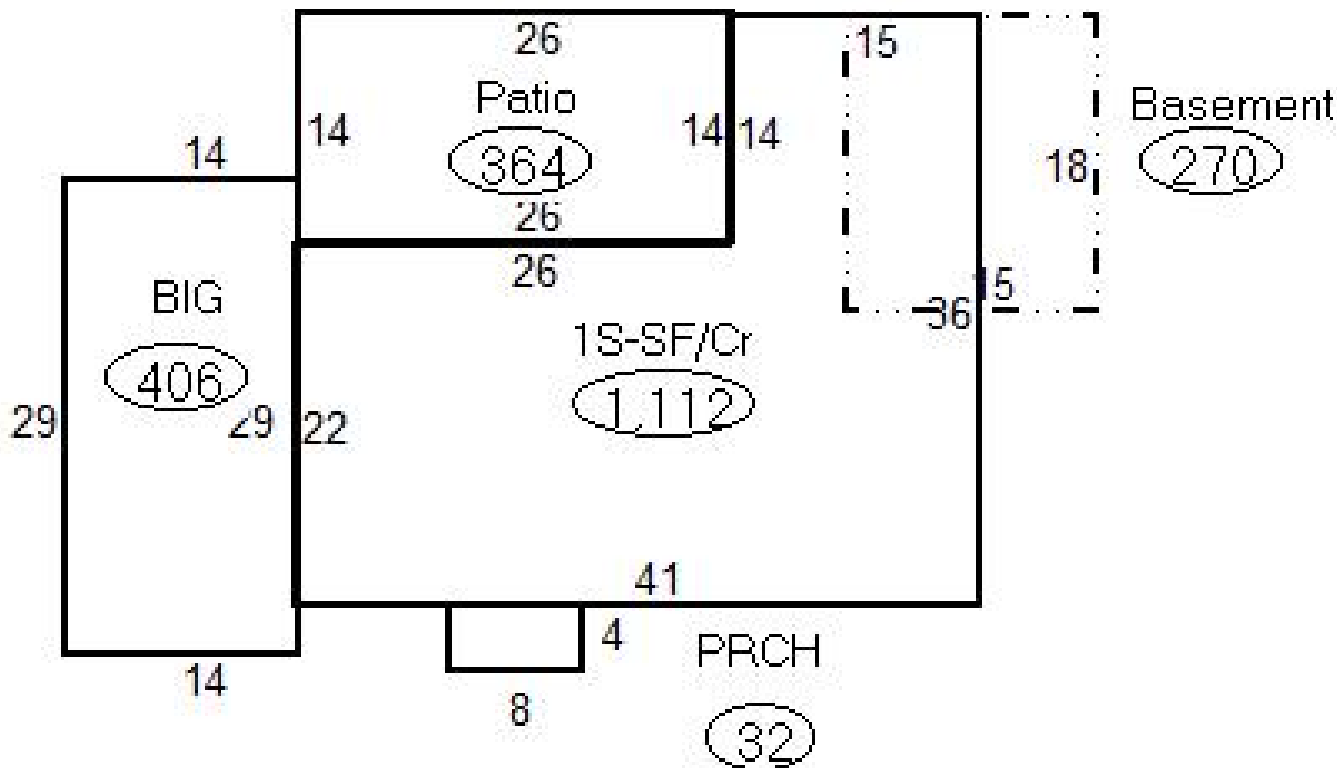
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	8		20	BIG	406	1.000	406
2	M	PRCH		20	PRCH	32	1.000	32
3	B	2		20	Basement	270	1.000	270
4	M	PATC		20	Patio	364	1.000	364
5	R	1	Crawl	20	1S-SF/Cr	1,112	1.000	1,112
Total Building Area						1,112		1,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x6		Composition Shingle	144	
	Qual	3	Cond 3	Year 2003	Eff Age 23		
	Valuation Summary			Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (21.82 x 144)		3,142		3,142	2,042	1,100
	SHDS	Yard Shed - Metal	10x14x8	Base	Galvanized Metal	140	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary			Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (20.75 x 140)		2,905		2,905	2,266	639
	PACN	Paving - Concrete Drive	36x10x0			360	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 360)		1,505		1,505	1,204	301
	PACN	Paving - Concrete Walk Front	21x3x0			63	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.60 x 63)		479	0	479	383	96