




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:23:28  
Page 1

Assessment Data					Primary Image																								
Account	300006522				 <p>FRONT OF HOUSE 4/30/2025</p>																								
Parcel ID	2142-00-001-010-0-001-00																												
Cadastral ID	2142-001-010-00-0-001-00																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	3																										
Tax Area	202 - 1T-LAVERNE-C																												
Name ID	25894																												
DENNIS, TASHA																													
PO BOX 536 LAVERNE OK 73848-																													
Parcel Location																													
Situs	00810 KLINGER																												
Subdivision	SHUMAN'S 2ND 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: 36.70719023 -99.90216180																													
SHUMAN'S 2ND ADD. BLOCK 1 LOT 10 BOOK 756 PAGE 402																													
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
795/541	DENNIS, TASHA &	01/20/2026		04																									
749/311	LSF10 MASTER PARTICIPATION	11/15/2019	32,000	03																									
742/244	MARLOWE, CHRISTOPHER T.	01/10/2019	50,000	10																									
614/500	MERRITT, JERRY LEE, ETUX	06/29/2006	92,500	Q																									
588/72	MILLER, JONNIE ETAL	10/31/2003	60,000	PQ																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																					
Remove Cap		Land Value	3,949	3,949	12%	474	Assessed	10,959 736.34																					
Year Frozen		Improvements	87,376	87,376		10,485	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00																					
TIF Project ID	0	Total Value	91,325	91,325		10,959	Total Taxable	9,959 669.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-300006522	DENNIS, TASHA &	202	91,325	1000	9,959	669.00																						
2024	2024-300006522	DENNIS, TASHA &	202	101,635	1000	10,043	668.00																						
2023	2023-300006522	DENNIS, TASHA &	202	94,173	1000	9,722	653.00																						
2022	2022-300006522	DENNIS, TASHA &	202	86,749	1000	9,410	637.00																						
2021	2021-300006522	DENNIS, TASHA &	202	87,660	0	10,519	726.00																						
2020	2020-300006522	DENNIS, TASHA	202	87,660	0	10,519	713.00																						
2019	2019-0006522	LSF10 MASTER PARTICIPATION TRS	202	89,947		10,794	644.00																						
2018	2018-0006522	MARLOWE, CHRISTOPHER T. AND	202	92,233		11,045	659.00																						
2017	2017-0006522	MARLOWE, CHRISTOPHER T. AND	202	87,660		10,519	628.00																						
2016	2016-0006522	MARLOWE, CHRISTOPHER T. AND	202	89,826		10,779	643.00																						
2015	2015-0006522	MARLOWE, CHRISTOPHER T. AND	202	92,264		11,072	661.00																						
2014	2014-0006522	MARLOWE, CHRISTOPHER T. AND	202	94,493		11,339	677.00																						
2013	2013-0006522	MARLOWE, CHRISTOPHER T. AND	202	92,281		11,074	661.00																						



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Date 02/06/2026  
 Time 07:23:28  
 Page 2

Lot Data		Square-Foot - SHUMANS\PARK\WEID	
Lot Size	65	x	135
Lot Count			
Units Buildable	3949		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	8,775.00 x .45 = 3,949		
Factor Value			
Adjustments			
Lot Value	3,949		



FRONT OF HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Frame, Plywood or Hardboard 75% Veneer, N
Base/Total Area	1,408 / 2,112
Style	100% 1 1/2 Story Finished
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1967 / 48

### 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		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	85,134		
Lot Value	3,949		
Indicated Value	89,083	42.18	Per SqFt
Agland Value			
Site Improvements	1,498		
Total Value	90,581	42.89	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	75.60	Total Misc Impr	+ 5,989
Roofing Adj	+ 2.69	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 181,137
Heat/Cool Adj	+ 0.00	Depreciation ( 53%)	- 96,003
Plumbing Adj	+ 4.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,134
Adj Base Cost	= 82.93	Lot Value	+ 3,949
Total Area	x 2,112	Indicated Value	= 89,083
Adjusted Cost	= 175,148	Value Per SqFt	42.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6524	12x4		48	22.81		1,095
PRCH	Porch	6525	9x5		45	22.81		1,026
CPDT	Carport - Detached	6526	20x20		400	9.67		3,868



Harper

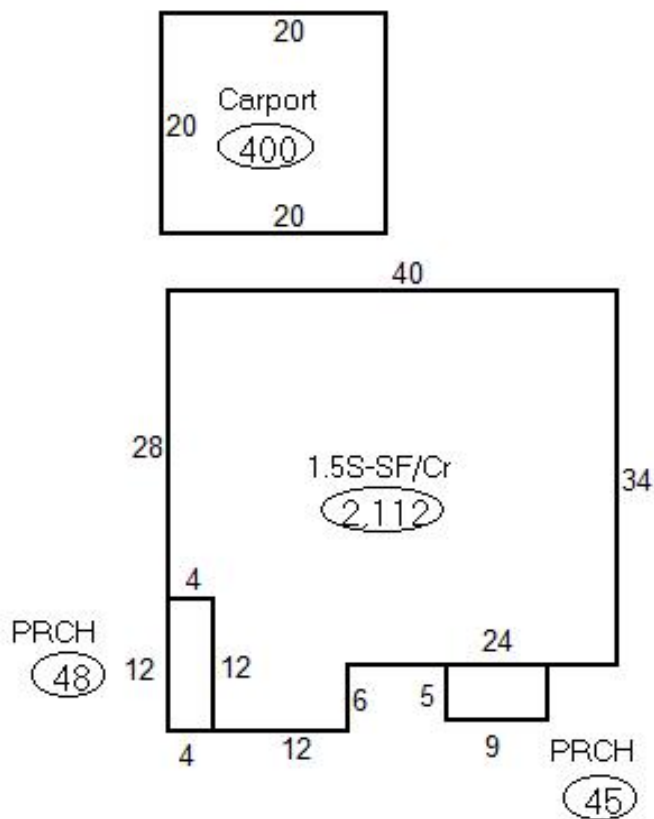
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Date 02/06/2026  
 Time 07:23:28  
 Page 3

Sketch Image

300006522



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	48	1.000	48
2	M	PRCH		20	PRCH	45	1.000	45
3	M	CPDT		20	Carport	400	1.000	400
4	R	5	Crawl	20	1.5S-SF/Cr	1,408	1.500	2,112
<b>Total Building Area</b>						1,408		2,112



# Harper




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Date 02/06/2026  
 Time 07:23:28  
 Page 4

300006522

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Drive	40x10x0			400	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.17 x 400)	1,668		1,668	1,334	334
	PACN	Paving - Concrete Walk	44x3x0			132	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.60 x 132)	871		871	697	174
	SHDS	Yard Shed - Wood /Metal Roof	17x15x8	Base	Formed Metal	255	
	Qual	3	Cond 3	Year 1967	Eff Age 59		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (19.41 x 255)	4,950		4,950	3,960	990