




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data				Primary Image							
Account	300006527			 <p>FRONT OF HOUSE 4/30/2025</p>							
Parcel ID	2142-00-002-001-0-001-00										
Cadastral ID	2142-002-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UR	VI Area	3								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	15471										
LANDESS, DUSTY											
802 KLINGER LAVERNE OK 73848-0000											
Parcel Location											
Situs	00802 KLINGER										
Subdivision	SHUMAN'S 2ND 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: 36.70835039 -99.89923615			Building Permits							
SHUMAN'S 2ND ADD. BLOCK 2 LOT 1				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					603/21	LIGHTFOOT, CLYDE WAYNE	05/03/2005	29,000	V		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap			Land Value	5,057	5,057	12%	Assessed	7,046	473.42		
Year Frozen			Improvements	53,658	53,658		Penalty	0			
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00		
TIF Project ID	0		Total Value	58,715	58,715		Total Taxable	7,046	473.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006527	LANDESS, DUSTY			202	58,715	0	7,046	473.00		
2024	2024-300006527	LANDESS, DUSTY			202	64,034	0	7,437	495.00		
2023	2023-300006527	LANDESS, DUSTY			202	59,020	0	7,083	476.00		
2022	2022-300006527	LANDESS, DUSTY			202	58,046	0	6,765	458.00		
2021	2021-300006527	LANDESS, DUSTY			202	57,486	0	6,369	440.00		
2020	2020-300006527	LANDESS, DUSTY			202	57,486	0	6,066	411.00		
2019	2019-0006527	LANDESS, DUSTY			202	57,486		5,777	345.00		
2018	2018-0006527	LANDESS, DUSTY			202	57,486		5,502	328.00		
2017	2017-0006527	LANDESS, DUSTY			202	54,773		5,240	313.00		
2016	2016-0006527	LANDESS, DUSTY			202	54,773		4,991	298.00		
2015	2015-0006527	LANDESS, DUSTY			202	56,183		4,753	284.00		
2014	2014-0006527	LANDESS, DUSTY			202	56,183		4,527	270.00		
2013	2013-0006527	LANDESS, DUSTY			202	64,338		4,231	253.00		




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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	72.5 x 155	 <p>2142-00-002-001-0-001-00 04/29/25</p>
Lot Count		
Units Buildable	5057	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	11,237.50 x .45 = 5,057	
Factor Value		
Adjustments		
Lot Value	5,057	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Plywood or Hardboard 50% Veneer, N
Base/Total Area	1,267 / 1,267
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	3 / 1.0 /
Basement Area	
Garage Type	308 Built-In Garage
Remodel	
Year/Eff Age	1959 / 67

FRONT OF HOUSE 4/30/2025

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	89.81	Total Misc Impr	+ 938
Roofing Adj	+ 4.12	Garage Cost	+ 8,242
Subfloor Adj	+ 0.00	Total RCN	= 148,221
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 100,790
Plumbing Adj	+ 5.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,431
Adj Base Cost	= 109.74	Lot Value	+ 5,057
Total Area	x 1,267	Indicated Value	= 52,488
Adjusted Cost	= 139,041	Value Per SqFt	41.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,431		
Lot Value	5,057		
Indicated Value	52,488	41.43	Per SqFt
Agland Value			
Site Improvements	4,419		
Total Value	56,907	44.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	6545	3x2		6	22.92		138
PRCH	Slab Porch - Covered	6547	7x5		35	22.85		800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio N end of House	12x15x8	Concrete	Formed Metal	180
	Qual 3	Cond 3	Year 2021	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (16.01 x 180) 2,882		2,882	778	2,104



CPDT	Carport - Detached	20x12x8	Formed Metal	240
Qual 3	Cond 3	Year 2013	Eff Age 13	

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (8.36 x 240) 2,006		2,006	1,083	923

SHDS	Yard Shed - Wood	10x12x0	Base	Composition Shingle	120
Qual 3	Cond 3	Year 1995	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
Base Cost (22.13 x 120) 2,656		2,656	2,125	531



PACN	Paving - Concrete Drive	55x11x0			605
Qual 3	Cond 3	Year 1970	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.14 x 605) 2,505		2,505	2,004	501

PACN	Paving - Walk	72x6x0			432
Qual 3	Cond 3	Year 1970	Eff Age 56		



Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.17 x 432) 1,801		1,801	1,441	360

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