




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006530 Parcel ID 2142-00-002-004-0-001-00 Cadastral ID 2142-002-004-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15372 BRANSCUM, MAC AND JEANNE BRANSCUM 814 KLINGER STREET LAVERNE OK 73848-0923 Parcel Location Situs 00814 KLINGER Subdivision SHUMAN'S 2ND ADDN Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					 <p>2142-00-002-004-0-001-00 04/29/25</p> <p>FRONT OF HOUSE 4/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.70927982 -99.89843161																																																																																																																									
SHUMAN'S 2ND ADD BLOCK 2 LOT 4 TOD: BOOK 787 PAGE 40 1/2 CARIE DEANNE WIESER AND 1/2 BOBBIE LYNN PARRISH					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BRANSCUM, MAC, ETUX</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BRANSCUM, MAC, ETUX																																																																																															
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BRANSCUM, MAC, ETUX																																																																																																																								
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>4,534</td> <td>3,894</td> <td>12%</td> <td>467</td> <td>Assessed</td> <td>8,245</td> <td>553.98</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>90,815</td> <td>64,815</td> <td> </td> <td>7,778</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0 Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0 Total Value</td> <td>95,349</td> <td>68,709</td> <td> </td> <td>8,245</td> <td>Total Taxable</td> <td>7,245</td> <td>487.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	Land Value	4,534	3,894	12%	467	Assessed	8,245	553.98	Year Frozen	Improvements	90,815	64,815		7,778	Penalty	0		Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-67.00	TIF Project ID	0 Total Value	95,349	68,709		8,245	Total Taxable	7,245	487.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																																	
Remove Cap	Land Value	4,534	3,894	12%	467	Assessed	8,245	553.98																																																																																																																	
Year Frozen	Improvements	90,815	64,815		7,778	Penalty	0																																																																																																																		
Uncapped Value	0 Mobile Home	0	0		0	Exemption	1,000	-67.00																																																																																																																	
TIF Project ID	0 Total Value	95,349	68,709		8,245	Total Taxable	7,245	487.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-300006530</td><td>BRANSCUM, MAC AND</td><td>202</td><td>95,349</td><td>1000</td><td>7,005</td><td>471.00</td></tr> <tr><td>2024</td><td>2024-300006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>103,453</td><td>1000</td><td>6,773</td><td>450.00</td></tr> <tr><td>2023</td><td>2023-300006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>94,412</td><td>1000</td><td>6,545</td><td>440.00</td></tr> <tr><td>2022</td><td>2022-300006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>80,403</td><td>1000</td><td>6,326</td><td>428.00</td></tr> <tr><td>2021</td><td>2021-300006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>76,058</td><td>1000</td><td>5,583</td><td>385.00</td></tr> <tr><td>2020</td><td>2020-300006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>76,058</td><td>1000</td><td>5,391</td><td>365.00</td></tr> <tr><td>2019</td><td>2019-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>76,058</td><td> </td><td>5,205</td><td>311.00</td></tr> <tr><td>2018</td><td>2018-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>76,058</td><td> </td><td>5,024</td><td>300.00</td></tr> <tr><td>2017</td><td>2017-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>72,320</td><td> </td><td>4,849</td><td>289.00</td></tr> <tr><td>2016</td><td>2016-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>72,320</td><td> </td><td>4,679</td><td>279.00</td></tr> <tr><td>2015</td><td>2015-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>74,265</td><td> </td><td>4,514</td><td>269.00</td></tr> <tr><td>2014</td><td>2014-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>74,265</td><td> </td><td>4,353</td><td>260.00</td></tr> <tr><td>2013</td><td>2013-0006530</td><td>BRANSCUM, MAC, ETUX</td><td>202</td><td>86,483</td><td> </td><td>4,197</td><td>250.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006530	BRANSCUM, MAC AND	202	95,349	1000	7,005	471.00	2024	2024-300006530	BRANSCUM, MAC, ETUX	202	103,453	1000	6,773	450.00	2023	2023-300006530	BRANSCUM, MAC, ETUX	202	94,412	1000	6,545	440.00	2022	2022-300006530	BRANSCUM, MAC, ETUX	202	80,403	1000	6,326	428.00	2021	2021-300006530	BRANSCUM, MAC, ETUX	202	76,058	1000	5,583	385.00	2020	2020-300006530	BRANSCUM, MAC, ETUX	202	76,058	1000	5,391	365.00	2019	2019-0006530	BRANSCUM, MAC, ETUX	202	76,058		5,205	311.00	2018	2018-0006530	BRANSCUM, MAC, ETUX	202	76,058		5,024	300.00	2017	2017-0006530	BRANSCUM, MAC, ETUX	202	72,320		4,849	289.00	2016	2016-0006530	BRANSCUM, MAC, ETUX	202	72,320		4,679	279.00	2015	2015-0006530	BRANSCUM, MAC, ETUX	202	74,265		4,514	269.00	2014	2014-0006530	BRANSCUM, MAC, ETUX	202	74,265		4,353	260.00	2013	2013-0006530	BRANSCUM, MAC, ETUX	202	86,483		4,197	250.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-300006530	BRANSCUM, MAC AND	202	95,349	1000	7,005	471.00																																																																																																																		
2024	2024-300006530	BRANSCUM, MAC, ETUX	202	103,453	1000	6,773	450.00																																																																																																																		
2023	2023-300006530	BRANSCUM, MAC, ETUX	202	94,412	1000	6,545	440.00																																																																																																																		
2022	2022-300006530	BRANSCUM, MAC, ETUX	202	80,403	1000	6,326	428.00																																																																																																																		
2021	2021-300006530	BRANSCUM, MAC, ETUX	202	76,058	1000	5,583	385.00																																																																																																																		
2020	2020-300006530	BRANSCUM, MAC, ETUX	202	76,058	1000	5,391	365.00																																																																																																																		
2019	2019-0006530	BRANSCUM, MAC, ETUX	202	76,058		5,205	311.00																																																																																																																		
2018	2018-0006530	BRANSCUM, MAC, ETUX	202	76,058		5,024	300.00																																																																																																																		
2017	2017-0006530	BRANSCUM, MAC, ETUX	202	72,320		4,849	289.00																																																																																																																		
2016	2016-0006530	BRANSCUM, MAC, ETUX	202	72,320		4,679	279.00																																																																																																																		
2015	2015-0006530	BRANSCUM, MAC, ETUX	202	74,265		4,514	269.00																																																																																																																		
2014	2014-0006530	BRANSCUM, MAC, ETUX	202	74,265		4,353	260.00																																																																																																																		
2013	2013-0006530	BRANSCUM, MAC, ETUX	202	86,483		4,197	250.00																																																																																																																		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:36
 Page 2

Lot Data		Square-Foot - SHUMANS\PARK\WEID
Lot Size	65	x 155
Lot Count		
Units Buildable	4534	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,075.00 x .45 = 4,534	
Factor Value		
Adjustments		
Lot Value	4,534	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	88% Frame, Siding, Vinyl 12% Veneer, Masonry
Base/Total Area	2,074 / 2,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,074
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	675 Attached Garage - Unfinished
Remodel	REFRESH -
Year/Eff Age	1959 / 58

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	78.63	Total Misc Impr	+ 6,382
Roofing Adj	+ 4.35	Garage Cost	+ 17,293
Subfloor Adj	+ -1.79	Total RCN	= 224,210
Heat/Cool Adj	+ 10.77	Depreciation (60%)	- 134,526
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,684
Adj Base Cost	= 96.69	Lot Value	+ 4,534
Total Area	x 2,074	Indicated Value	= 94,218
Adjusted Cost	= 200,535	Value Per SqFt	45.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,684		
Lot Value	4,534		
Indicated Value	94,218	45.43	Per SqFt
Agland Value			
Site Improvements	4,804		
Total Value	99,022	47.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
PRCH	Slab Porch - Covered	6563	8x5		40	22.83		913
PRCH	Slab Porch - Covered	8012	6x5		30	22.86		686



Harper

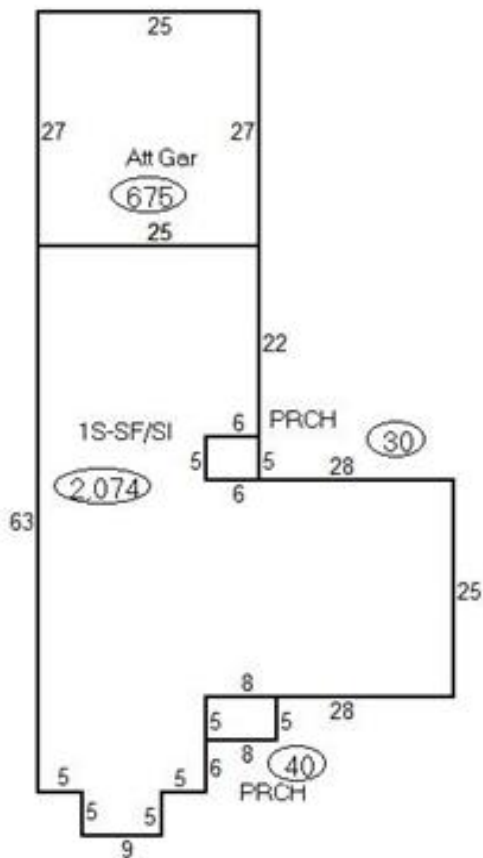
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:36
 Page 3

Sketch Image

300006530



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	675	1.000	675
2	M	PRCH		20	PRCH	40	1.000	40
3	R	1	Slab	20	1S-SF/Sl	2,074	1.000	2,074
4	M	PRCH		20	PRCH	30	1.000	30
Total Building Area						2,074		2,074



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:23:36
Page 4

300006530

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	25x12x10		Formed Metal	300	
	Qual	3.5	Cond 3.5	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD	
	Base Cost (9.91 x 300)		2,973		2,973	178	2,795
	SHDS	Storage	12x10x8	Base	Formed Metal	120	
	Qual	4	Cond 4	Year 1995	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD	
	Base Cost (24.83 x 120)		2,980		2,980	2,026	954
	SHDS	Storage	16x8x8	Base	Formed Metal	128	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (21.85 x 128)		2,797		2,797	2,182	615
	PACN	Paving - Concrete DRIVEWAY	35x10x0			350	
	Qual	3	Cond 3	Year 1959	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.18 x 350)		1,463		1,463	1,170	293
	PACN	Paving - Concrete WALKWAY	35x3x0			105	
	Qual	3	Cond 3	Year 1959	Eff Age 67		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (7.00 x 105)		735		735	588	147