



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
Account 300006536 Parcel ID 2143-00-001-003-0-001-00 Cadastral ID 2143-001-003-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 15479 TEAL, ROGER K. & CHARITY A. TEAL P O BOX 355 LAVERNE, OK 73848-0000 Parcel Location Situs 00204 WREN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					No Image On File														
Legal Description Lat/Long: 36.70589483 -99.89908485					Building Permits														
SHUMAN'S 3RD ADD. BLOCK 1 LOT 3					<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										
H	Homestead	Yes	1,000	1,000	636/450	WOLF, WILMA	04/07/2008	90,000	MQ										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax										
Remove Cap	2020		Land Value 4,613	4,613	12%	554	Assessed	13,768	925.07										
Year Frozen			Improvements 110,114	110,114		13,214	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-67.00										
TIF Project ID	0		Total Value 114,727	114,727		13,768	Total Taxable	12,768	858.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300006536	TEAL, ROGER K. &			202	114,727	1000	12,768	858.00										
2024	2024-300006536	TEAL, ROGER K. &			202	126,115	1000	12,899	858.00										
2023	2023-300006536	TEAL, ROGER K. &			202	115,265	1000	12,494	839.00										
2022	2022-300006536	TEAL, ROGER K. &			202	109,168	1000	12,101	819.00										
2021	2021-300006536	TEAL, ROGER K. &			202	109,632	1000	12,156	839.00										
2020	2020-300006536	TEAL, ROGER K. &			202	109,632	1000	12,156	823.00										
2019	2019-0006536	TEAL, ROGER K. &			202	105,130		11,616	693.00										
2018	2018-0006536	TEAL, ROGER K. &			202	106,759		11,812	705.00										
2017	2017-0006536	TEAL, ROGER K. &			202	105,644		11,678	697.00										
2016	2016-0006536	TEAL, ROGER K. &			202	107,188		11,863	708.00										
2015	2015-0006536	TEAL, ROGER K. &			202	112,671		12,521	747.00										
2014	2014-0006536	TEAL, ROGER K. &			202	114,259		12,712	759.00										
2013	2013-0006536	TEAL, ROGER K. &			202	117,432		13,092	781.00										



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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	77.43 x 132.4	
Lot Count		
Units Buildable	4613	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,251.73 x .45 = 4,613	
Factor Value		
Adjustments		
Lot Value	4,613	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	1,420 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,420
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1980 / 46

GRM Approach		
GRM Code		
Gross Rent Indicated Value		
Multiple Regression		
MRA Code		
Adusted 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	95,811	
Lot Value	4,613	
Indicated Value	100,424	51.08 Per SqFt
Agland Value		
Site Improvements	30,920	
Total Value	131,344	66.81 Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	79.62	Total Misc Impr	+ 5,067
Roofing Adj	+ 2.91	Garage Cost	+ 0
Subfloor Adj	+ -1.40	Total RCN	= 195,533
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 99,722
Plumbing Adj	+ 4.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 95,811
Adj Base Cost	= 96.88	Lot Value	+ 4,613
Total Area	x 1,966	Indicated Value	= 100,424
Adjusted Cost	= 190,466	Value Per SqFt	51.08

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	6586	22x14		308	13.19		4,063
PRCH	Porch	6587	11x4		44	22.82		1,004



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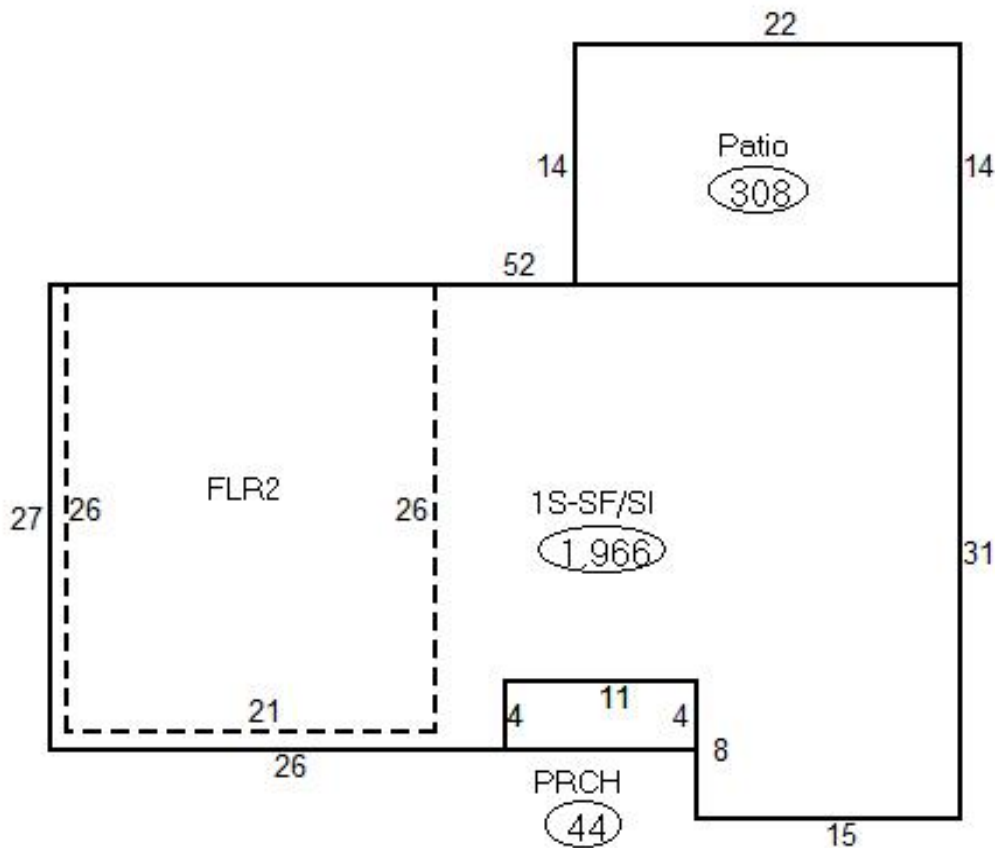
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		13	Patio	308	1.000	308
2	M	PRCH		13	PRCH	44	1.000	44
3	U	^UL		13	FLR2	546	1.000	546
4	R	1	Slab	13	1S-SF/SI	1,420	1.385	1,966
Total Building Area						1,420		1,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Slab Class C	30x40x0	Concrete		1,200	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)		RCNLD
	Base Cost (4.05 x 1,200)		4,860		4,860	3,596	1,264
	PACN	ALL WALK WAYS	170x4x0	Concrete		680	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)		RCNLD
	Base Cost (4.13 x 680)		2,808		2,808	2,078	730
 <small>2143-00-001-003-0-001-00 #6536 5-19-2021</small>	PACN	Paving - ConcreteSIDE & BBQ SLABS	20x10x0	Concrete		200	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)		RCNLD
	Base Cost (5.63 x 200)		1,126		1,126	833	293
	GRDT	Garage - Detached / Metal Double	30x40x114	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
	Base Cost (33.14 x 1,200)		39,768		39,768	11,135	28,633