




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:23:44
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Assessment Data					Primary Image																																												
Account	300006539				 <p>FRONT OF HOUSE 4/30/2025</p>																																												
Parcel ID	2143-00-001-008-0-001-00																																																
Cadastral ID	2143-001-008-00-0-001-00																																																
Property Type	REAL - Real Property																																																
Property Class	UR	VI Area	3																																														
Tax Area	202 - 1T-LAVERNE-C																																																
Name ID	25637																																																
STARLING, ANITA J.																																																	
103 N TRANSPORT LAVERNE OK 73848-4817																																																	
Parcel Location																																																	
Situs	00103 TRANSPORT RD.																																																
Subdivision	SHUMAN'S 3RD ADDN																																																
Lot/Block	0008 / 0001	Parcel Size	2 - Lots																																														
Sec/Twn/Rng	/ / /																																																
Neighborhood	200200 - SHUMANS\PARKWEID																																																
School District	1-LAVERN - 1-LAVERNE																																																
Legal Description Lat/Long: 36.70791685 -99.89973317																																																	
SHUMAN'S 3RD ADD. BLOCK 1 LOTS 8-10 BOOK 785 PAGE 139																																																	
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																																																	
Code	Type	Active	Maximum	Exemption	Sale History																																												
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																								
<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>9,227</td> <td>9,227</td> <td>12%</td> <td>1,107</td> <td>Assessed</td> <td>12,404</td> <td>833.42</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>98,811</td> <td>94,140</td> <td></td> <td>11,297</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-67.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>108,038</td> <td>103,367</td> <td>12,404</td> <td>Total Taxable</td> <td>11,404</td> <td>766.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	Land Value	9,227	9,227	12%	1,107	Assessed	12,404	833.42	Year Frozen	Improvements	98,811	94,140		11,297	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-67.00	TIF Project ID	0	Total Value	108,038	103,367	12,404	Total Taxable	11,404	766.00
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Assessment History																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-300006539	STARLING, ANITA J.	202	108,038	1000	11,043	742.00																																										
2024	2024-300006539	STARLING, ROBERT E. AND	202	114,883	1000	10,692	711.00																																										
2023	2023-300006539	STARLING, ROBERT E. AND	202	106,836	1000	10,351	695.00																																										
2022	2022-300006539	STARLING, ROBERT E. AND	202	91,842	1000	10,021	678.00																																										
2021	2021-300006539	STARLING, ROBERT E. AND	202	88,031	1000	9,563	660.00																																										
2020	2020-300006539	STARLING, ROBERT E. AND	202	88,031	1000	9,563	648.00																																										
2019	2019-0006539	STARLING, ROBERT E. AND	202	89,684		9,762	583.00																																										
2018	2018-0006539	STARLING, ROBERT E. AND	202	91,337		9,961	594.00																																										
2017	2017-0006539	STARLING, ROBERT E. AND	202	90,206		9,825	586.00																																										
2016	2016-0006539	STARLING, ROBERT E. AND	202	91,772		10,013	598.00																																										
2015	2015-0006539	STARLING, ROBERT E. AND	202	97,340		10,680	637.00																																										
2014	2014-0006539	STARLING, ROBERT E. AND	202	98,952		10,340	617.00																																										
2013	2013-0006539	STARLING, ROBERT E. AND	202	90,000		10,800	645.00																																										



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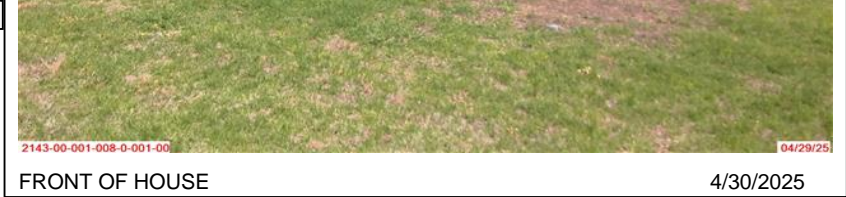
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	154.86 x 132.4	
Lot Count		
Units Buildable	9227	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	20,503.46 x .45 = 9,227	
Factor Value		
Adjustments		
Lot Value	9,227	

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	1,506 / 1,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,506
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	390 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46



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	90.48	Total Misc Impr	+ 5,802
Roofing Adj	+ 3.95	Garage Cost	+ 11,354
Subfloor Adj	+ -1.86	Total RCN	= 182,590
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 93,121
Plumbing Adj	+ 6.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,469
Adj Base Cost	= 109.85	Lot Value	+ 9,227
Total Area	x 1,506	Indicated Value	= 98,696
Adjusted Cost	= 165,434	Value Per SqFt	65.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,469		
Lot Value	9,227		
Indicated Value	98,696	65.54	Per SqFt
Agland Value			
Site Improvements	6,322		
Total Value	105,018	69.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	6593	21x4		84	22.71		1,908
PATC	Patio - Covered	6594	24x12		288	13.52		3,894



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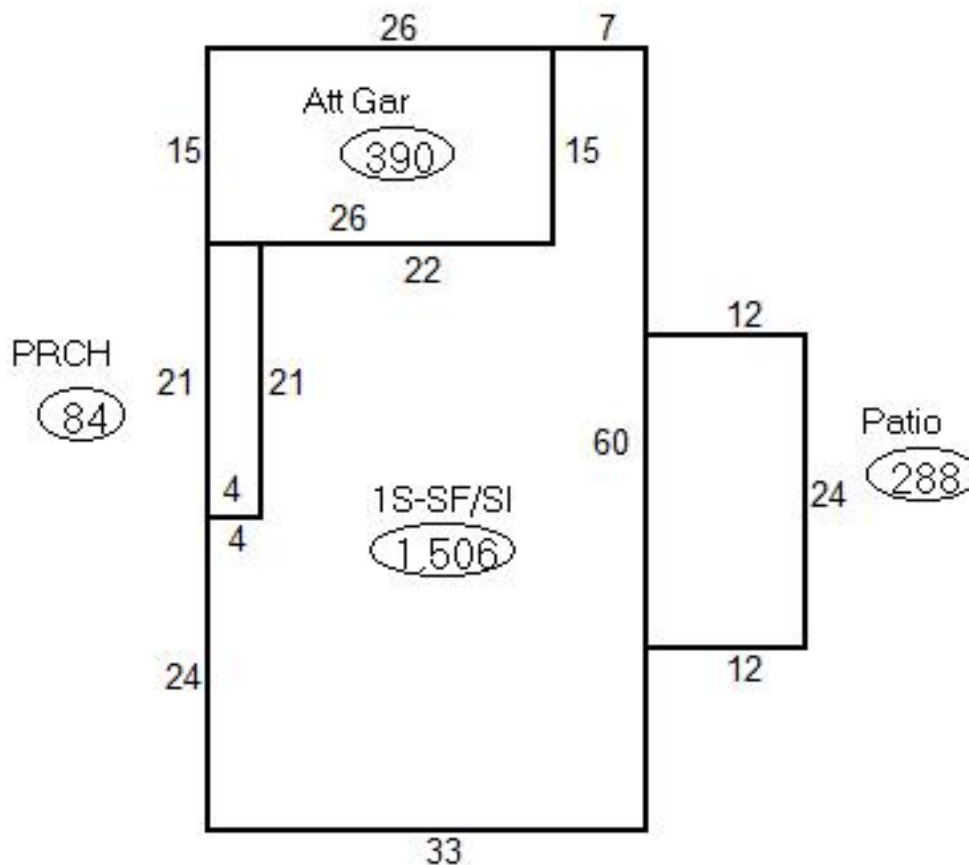
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Sketch Image

300006539



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,506	1.000	1,506
2	G	1		20	Att Gar	390	1.000	390
3	M	PRCH		20	PRCH	84	1.000	84
4	M	PATC		20	Patio	288	1.000	288
Total Building Area						1,506		1,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached REVAL 2021	26x20x12	Dirt	Formed Metal	520
	Qual	3	Cond 3	Year 2022	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (6.98 x 520)	3,630		3,630	908	2,722
	SHDS	Yard Shed - Wood	16x12x10		Composition Shingle	192
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (20.96 x 192)	4,024		4,024	2,455	1,569
	SHDS	BACK YARD SHED	20x12x8	Base	Composition Shingle	240
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.75 x 240)	4,740		4,740	3,792	948
	PACN	Paving - Concrete DRIVEWAY	56x24x0	Concrete		1,344
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.03 x 1,344)	5,416		5,416	4,333	1,083