



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 300006554 Parcel ID 2143-00-002-013-0-001-00 Cadastral ID 2143-002-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25264 DEWITT, TIFFANY K. PO BOX 6 101 ROBIN ST. LAVERNE OK 73848-																			
Parcel Location Situs 00101 ROBIN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																			
Legal Description Lat/Long: 36.70832990 -99.89980314					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>HOUSE</td> <td></td> <td></td> <td></td> <td>4/30/2025</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	HOUSE				4/30/2025
Number	Description	Opened	Closed	Amount															
HOUSE				4/30/2025															
BOOK 706 PAGE 646SHUMAN'S 3RD BLOCK 2 LOT 13 BOOK 774 PAGE 386																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					774/386	DEWITT, TIFFANY K. &	01/17/2023	0	04										
					770/235	WAUGH, LEROY G. &	08/12/2022		04										
					521/405	HARRIMAN, DAVID R.,ETUX	10/22/1996	75,000	Q										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap		Land Value	4,613	4,429	12%	531	Assessed	14,396	967.27										
Year Frozen		Improvements	125,378	115,541		13,865	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	129,991	119,970		14,396	Total Taxable	14,396	967.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006554	DEWITT, TIFFANY K.	202	129,991	0	13,710	921.00												
2024	2024-300006554	DEWITT, TIFFANY K.	202	137,815	0	13,058	868.00												
2023	2023-300006554	DEWITT, TIFFANY K.	202	121,179	0	12,436	835.00												
2022	2022-300006554	DEWITT, TIFFANY K. &	202	121,076	1000	10,845	734.00												
2021	2021-300006554	WAUGH, LEROY G. &	202	120,907	1000	10,500	725.00												
2020	2020-300006554	WAUGH, LEROY G. &	202	120,907	1000	10,164	689.00												
2019	2019-0006554	WAUGH, LEROY G. &	202	123,492		9,840	587.00												
2018	2018-0006554	WAUGH, LEROY G. &	202	126,077		9,523	568.00												
2017	2017-0006554	WAUGH, LEROY G. &	202	120,363		9,218	550.00												
2016	2016-0006554	WAUGH, LEROY G. &	202	122,812		8,921	532.00												
2015	2015-0006554	WAUGH, LEROY G. &	202	128,368		8,631	515.00												
2014	2014-0006554	WAUGH, LEROY G. &	202	133,407		8,351	498.00												
2013	2013-0006554	WAUGH, LEROY G. &	202	156,228		8,079	482.00												



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Lot Data		Square-Foot - SHUMANS\PARK\WEID
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	



HOUSE 4/30/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,582 / 2,582
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 56

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	110,537		
Lot Value	4,613		
Indicated Value	115,150	44.60	Per SqFt
Agland Value			
Site Improvements	15,296		
Total Value	130,446	50.52	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	83.36	Total Misc Impr	+ 7,374
Roofing Adj	+ 3.64	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 269,602
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 159,065
Plumbing Adj	+ 3.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,537
Adj Base Cost	= 101.56	Lot Value	+ 4,613
Total Area	x 2,582	Indicated Value	= 115,150
Adjusted Cost	= 262,228	Value Per SqFt	44.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1973	1	4,783.32		4,783
PATC	Patio - Covered	6648	18x6	1973	108	17.00		1,836
PRCH	Porch	6650	7x3	1973	21	22.88		480
PRCH	Porch	6651	4x3	1973	12	22.91		275



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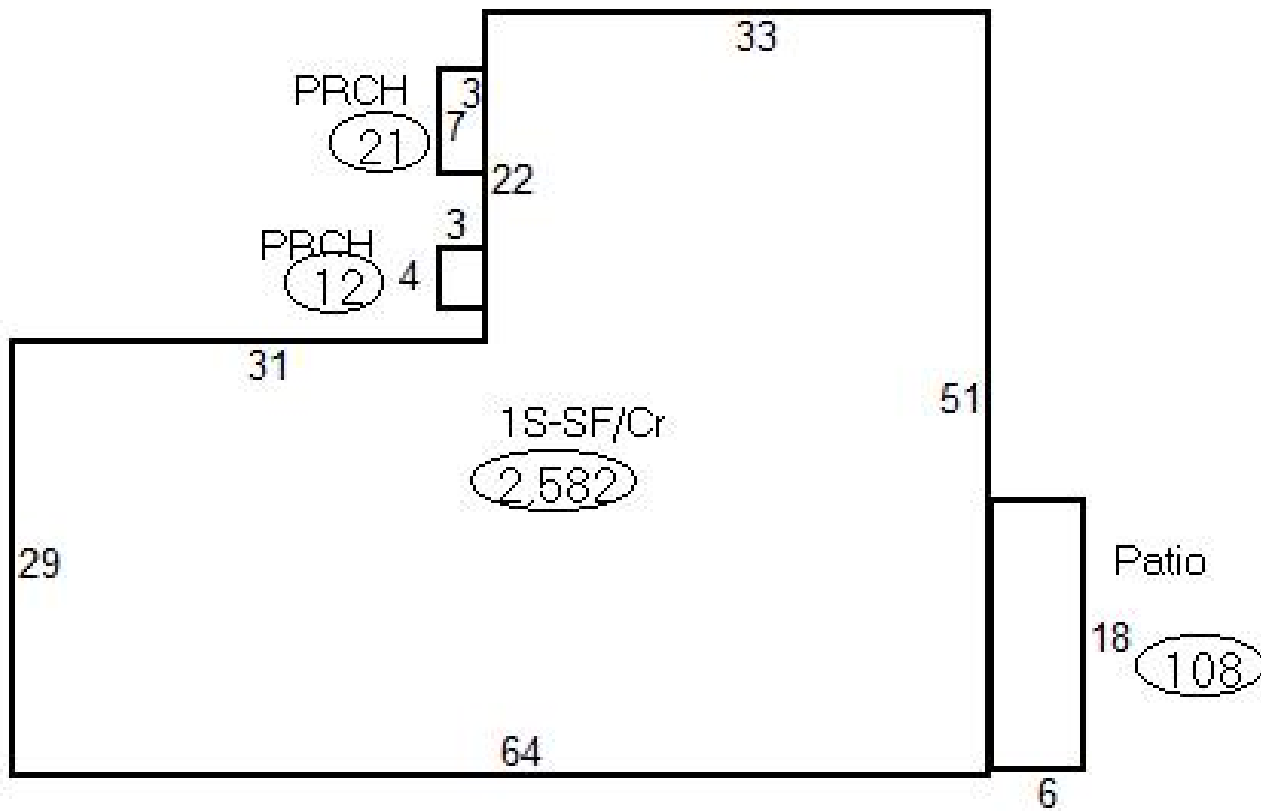
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	108	1.000	108
2	R	1	Crawl	20	1S-SF/Cr	2,582	1.000	2,582
3	M	PRCH		20	PRCH	21	1.000	21
4	M	PRCH		20	PRCH	12	1.000	12
Total Building Area						2,582		2,582



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete Patio	10x18x0	Concrete		180	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (5.92 x 180)	1,066		1,066	341	725
	PACN	Paving - Concrete Drive - Shed	43x20x0	Concrete		860	
	Qual	3	Cond 3	Year 1994	Eff Age 32		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.11 x 860)	3,535		3,535	2,828	707
	UTIL	Utility Building	30x30x14	Concrete	Formed Metal	900	
	Qual	4	Cond 4	Year 1994	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
		Base Cost (32.19 x 900)	28,971		28,971	15,644	13,327
	PACN	Paving - Concrete / DRIVEWAY	20x24x0	Concrete		480	
	Qual	3	Cond 3	Year 1973	Eff Age 53		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.17 x 480)	2,002		2,002	1,602	400
	PACN	Paving - Concrete / SIDEWALK	32x3x0	Concrete		96	
	Qual	3	Cond 3	Year 1973	Eff Age 53		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (7.12 x 96)	684		684	547	137