



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 300006557 Parcel ID 2143-00-003-002-0-001-00 Cadastral ID 2143-003-002-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 202 - 1T-LAVERNE-C Name ID 25801 FREEMAN, TYSON P O BOX 1152 LAVERNE OK 73848- Parcel Location Situs 00110 ROBIN AVE Subdivision SHUMAN'S 3RD ADDN Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE																																																																																									
Legal Description Lat/Long: 36.70887188 -99.89803252 SHUMAN'S 3RD BLOCK 3 LOT 2 BOOK 756 PAGE 148																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																
2025	2025-300006557	FREEMAN, TYSON			202	142,551	1000	15,863	1,066.00																																																																																
2024	2024-300006557	FREEMAN, NEAL &			202	149,108	1000	15,372	1,022.00																																																																																
2023	2023-300006557	FREEMAN, NEAL &			202	132,458	1000	14,895	1,000.00																																																																																
2022	2022-300006557	FREEMAN, NEAL &			202	131,384	1000	14,766	1,000.00																																																																																
2021	2021-300006557	FREEMAN, NEAL &			202	133,000	1000	14,960	1,033.00																																																																																
2020	2020-300006557	BELL, BRYAN &			202	111,710	1000	12,405	840.00																																																																																
2019	2019-0006557	BELL, BRYAN &			202	111,710		12,405	740.00																																																																																
2018	2018-0006557	BELL, BRYAN &			202	114,053		12,687	757.00																																																																																
2017	2017-0006557	BELL, BRYAN &			202	110,970		12,317	735.00																																																																																
2016	2016-0006557	BELL, BRYAN &			202	115,410		12,849	767.00																																																																																
2015	2015-0006557	BELL, BRYAN &			202	118,000		13,160	785.00																																																																																
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Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	79.25 x 132.75	
Lot Count		
Units Buildable	4734	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,520.43 x .45 = 4,734	
Factor Value		
Adjustments		
Lot Value	4,734	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,741 / 1,741
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	777 Total, 777 Partition
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1963 / 29

HOUSE	4/30/2025
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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	95.48	Total Misc Impr	+ 11,464
Roofing Adj	+ 4.96	Garage Cost	+ 264,013
Subfloor Adj	+ 0.00	Total RCN	= 95,045
Heat/Cool Adj	+ 13.89	Depreciation (36%)	- 0
Plumbing Adj	+ 8.10	Lump Sums	+ 168,968
Basement Adj	+ 22.64	RCNLD	= 4,734
Adj Base Cost	= 145.06	Lot Value	+ 173,702
Total Area	x 1,741	Indicated Value	= 252,549
Adjusted Cost	= 252,549	Value Per SqFt	99.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,968		
Lot Value	4,734		
Indicated Value	173,702	99.77	Per SqFt
Agland Value			
Site Improvements	20,088		
Total Value	193,790	111.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	6661	20x18	1985	360	11.55		4,158
PRCH	Porch	6663	21x4	1963	84	28.05		2,356
RSPC	Raised Slab Porch - Covered	6664	10x10	2005	100	49.50		4,950



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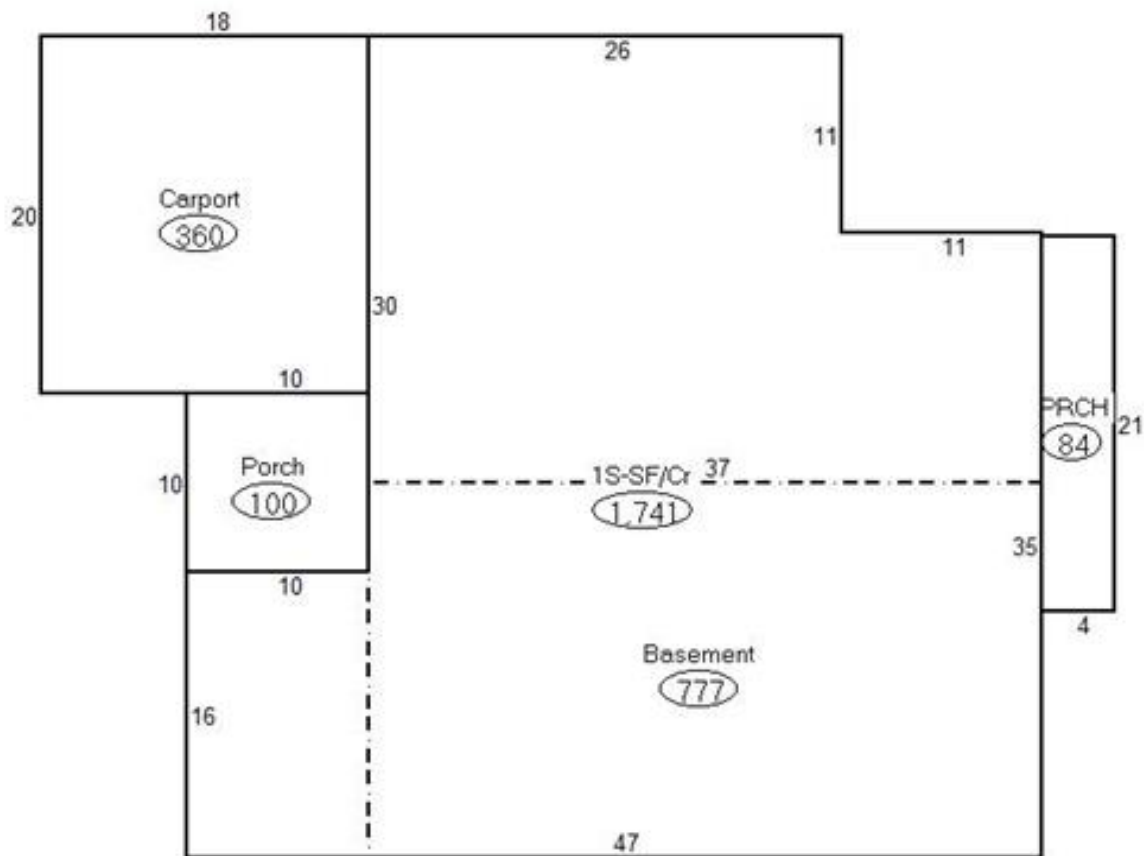
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPAT		10	Carport	360	1.000	360
2	B			10	Basement	777	1.000	777
3	M	PRCH		10	PRCH	84	1.000	84
4	M	RSPC		10	Porch	100	1.000	100
5	R	1	Crawl	10	1S-SF/Cr	1,741	1.000	1,741
Total Building Area						1,741		1,741



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / UTILITY SHED DRIVEWA	26x14x0	Concrete		364
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 364)	1,522		1,522	959	563
	UTIL	Utility Building	32x30x12	Concrete	Formed Metal	960
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 960)	26,410		26,410	7,395	19,015
	PACN	Paving - Concrete / DRIVEWAY	28x22x0	Concrete		616
	Qual	3	Cond 3	Year 2007	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.14 x 616)	2,550		2,550	2,040	510