



# 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	300006586													
Parcel ID	2150-00-002-014-0-001-00													
Cadastral ID	2150-002-014-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15515													
LONG, LINDSEY														
938 COLORADO DR. LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	00938 COLORADO DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0014 / 0002	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.75018007 -99.81056141														
SOUTH PARK ADD. BLOCK 2 TRACT 120' X 145' IN LOTS 14-15 SOUTH 15' OF LOT 13														
<b>Building Permits</b>														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					722/405	OAKLEY, DENNIS AND (TRUS	12/16/2016	249,100	Q					
					611/335	OAKLEY, WAYNE, ETUX	03/13/2006	120,000	U					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	9,600	9,600	12%	1,152	Assessed	31,873 2,141.55						
Year Frozen		Improvements	256,004	256,004		30,721	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -68.00						
TIF Project ID	0	Total Value	265,604	265,604		31,873	Total Taxable	30,873 2,074.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006586	LONG, LINDSEY	202	265,604	1000	30,873	2,074.00							
2024	2024-300006586	LONG, LINDSEY	202	265,272	1000	30,833	2,051.00							
2023	2023-300006586	LONG, LINDSEY	202	261,557	1000	30,182	2,027.00							
2022	2022-300006586	LONG, LINDSEY	202	252,284	1000	29,274	1,982.00							
2021	2021-300006586	LONG, LINDSEY	202	251,384	1000	29,166	2,014.00							
2020	2020-300006586	LONG, LINDSEY	202	251,384	1000	29,166	1,976.00							
2019	2019-0006586	LONG, LINDSEY	202	246,291		28,555	1,704.00							
2018	2018-0006586	LONG, NATHAN J. &	202	247,464		28,695	1,713.00							
2017	2017-0006586	LONG, NATHAN J. &	202	249,100		29,892	1,784.00							
2016	2016-0006586	OAKLEY, DENNIS AND (TRUST)	202	253,334		17,055	1,018.00							
2015	2015-0006586	OAKLEY, DENNIS AND (TRUST)	202	272,608		16,528	986.00							
2014	2014-0006586	OAKLEY, DENNIS AND (TRUST)	202	279,116		16,019	956.00							
2013	2013-0006586	OAKLEY, DENNIS AND (TRUST)	202	231,198		15,524	926.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	120 x 160	
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	19,200.00 x .50 = 9,600	
Factor Value		
Adjustments		
Lot Value	9,600	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,426 / 2,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,426
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished 2 Stalls
Remodel	PARTIAL -
Year/Eff Age	1986 / 30

2 HOUSE	4/14/2022
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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		

Cost Approach		Manual :	
Base Cost	86.43	Total Misc Impr	+ 26,956
Roofing Adj	+ 3.94	Garage Cost	+ 17,508
Subfloor Adj	+ -2.25	Total RCN	= 296,744
Heat/Cool Adj	+ 11.55	Depreciation ( 37%)	- 109,795
Plumbing Adj	+ 4.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,949
Adj Base Cost	= 103.99	Lot Value	+ 9,600
Total Area	x 2,426	Indicated Value	= 196,549
Adjusted Cost	= 252,280	Value Per SqFt	81.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,949		
Lot Value	9,600		
Indicated Value	196,549	81.02	Per SqFt
Agland Value			
Site Improvements	62,505		
Total Value	259,054	106.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	6760	320		320	60.85		19,472
RSPC	Raised Slab Porch - Covered	6762	36x5		180	41.58		7,484



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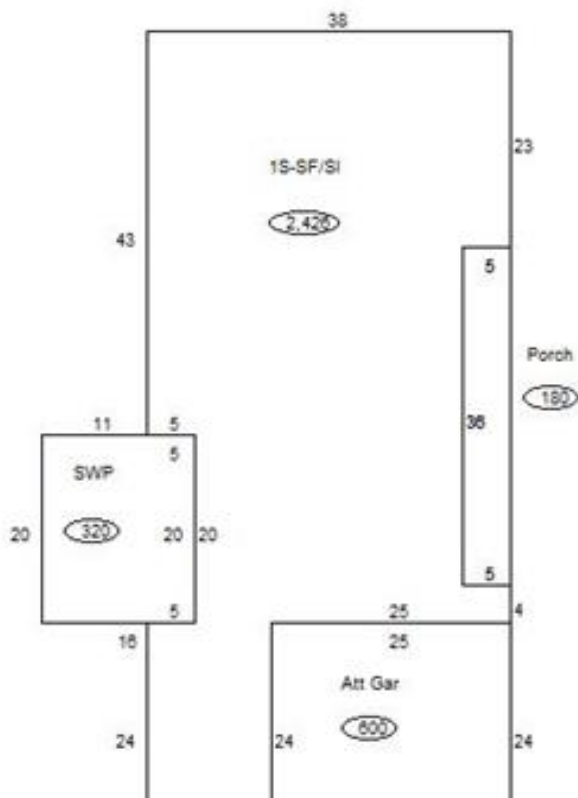
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		20	SWP	320	1.000	320
2	G	1		20	Att Gar	600	1.000	600
3	M	RSPC		20	Porch	180	1.000	180
4	R	1	Slab	20	1S-SF/SI	2,426	1.000	2,426
<b>Total Building Area</b>						2,426		2,426



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck w/rails	28x12x0			336
	Qual 3	Cond 3	Year 2010	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (14.47 x 336)		4,862		4,862	2,869	1,993
	SHDS	Yard Shed - Wood	12x10x8	Base	Composition Shingle	120
	Qual 3	Cond 3	Year 2010	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (22.13 x 120)		2,656		2,656	1,381	1,275
	PATC	Patio - Covered ON GARAGE/BUNK HOUSE	24x12x8	Concrete		288
	Qual 3	Cond 3	Year 2010	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (13.52 x 288)		3,894		3,894	2,297	1,597
	SHDS	Yard Shed - Wood	16x12x8	Base	Composition Shingle	192
	Qual 3	Cond 3	Year 2009	Eff Age 17		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (20.28 x 192)		3,894		3,894	2,103	1,791
	PACN	Paving - Concrete Sidewalk	0x0x0			320
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.19 x 320)		1,341		1,341	1,073	268
	PACN	Paving - Concrete Sheds	20x3x0			60
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.64 x 60)		458		458	366	92
	PACN	Paving - Concrete Driveway	0x0x0			2,044
	Qual 3	Cond 3	Year 2006	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (3.92 x 2,044)		8,012		8,012	6,410	1,602



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRIF	Garage - Interior Finish	39x35x8		Composition Shingle	1,365
	Qual 4	Cond 4	Year 2006	Eff Age 16		
	Residential Living Area		Area 700			44,107
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.35 x 1,365)		41,428	44,107	85,535	31,648	53,887