



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:34
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Assessment Data					Primary Image									
Account	300006589													
Parcel ID	2150-00-002-016-0-001-00													
Cadastral ID	2150-002-016-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15516													
KUSIK, RITA SUE														
PO BOX 103 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00105 N TEXAS													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0016 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTH PARK													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70212524 -99.89728936														
SOUTH PARK ADD BLOCK 2 LOTS ALL 16; W2 OF 17														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	KUSIK, RITA SUE													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	10,694	8,683	12%	1,042	Assessed	15,966 1,072.76						
Year Frozen		Improvements	157,387	124,365		14,924	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	168,081	133,048		15,966	Total Taxable	14,966 1,006.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006589	KUSIK, RITA SUE	202	168,081	1000	14,501	974.00							
2024	2024-300006589	KUSIK, RITA SUE	202	179,951	1000	14,049	934.00							
2023	2023-300006589	KUSIK, RITA SUE	202	167,507	1000	13,611	914.00							
2022	2022-300006589	KUSIK, RITA SUE	202	164,676	1000	13,186	893.00							
2021	2021-300006589	KUSIK, RITA SUE	202	164,676	1000	12,772	882.00							
2020	2020-300006589	KUSIK, RITA SUE	202	164,676	1000	12,371	838.00							
2019	2019-0006589	KUSIK, RITA SUE	202	161,048		11,982	715.00							
2018	2018-0006589	KUSIK, RITA SUE	202	167,123		11,604	693.00							
2017	2017-0006589	KUSIK, RITA SUE	202	165,648		11,237	671.00							
2016	2016-0006589	KUSIK, RITA SUE	202	171,550		10,881	649.00							
2015	2015-0006589	KUSIK, RITA SUE	202	181,563		10,534	629.00							
2014	2014-0006589	KUSIK, RITA SUE	202	186,349		10,199	609.00							
2013	2013-0006589	KUSIK, RITA SUE	202	156,333		9,872	589.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	<p>2150-00-002-016-0-001-00 6589 04/12/22</p>
Lot Count		
Units Buildable	10694	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,387.00 x .50 = 10,694	
Factor Value		
Adjustments		
Lot Value	10,694	

Residential Data	
Type	1 Single Family Residence
Condition	3.25 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,700 / 2,700
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	729 Carport - Gable Roof 2 Stalls
Remodel	
Year/Eff Age	1981 / 43

2 HOUSE 4/14/2022

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	84.80	Total Misc Impr	+ 14,310
Roofing Adj	+ 3.71	Garage Cost	+ 6,110
Subfloor Adj	+ 0.00	Total RCN	= 298,250
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 146,142
Plumbing Adj	+ 3.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 152,108
Adj Base Cost	= 102.90	Lot Value	+ 10,694
Total Area	x 2,700	Indicated Value	= 162,802
Adjusted Cost	= 277,830	Value Per SqFt	60.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,108		
Lot Value	10,694		
Indicated Value	162,802	60.30	Per SqFt
Agland Value			
Site Improvements	2,773		
Total Value	165,575	61.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
WODC	Wood Deck - Covered	6771	17x5		85	41.50		3,528
PRCH	Slab Porch - Covered	6772	27x10		270	22.22		5,999



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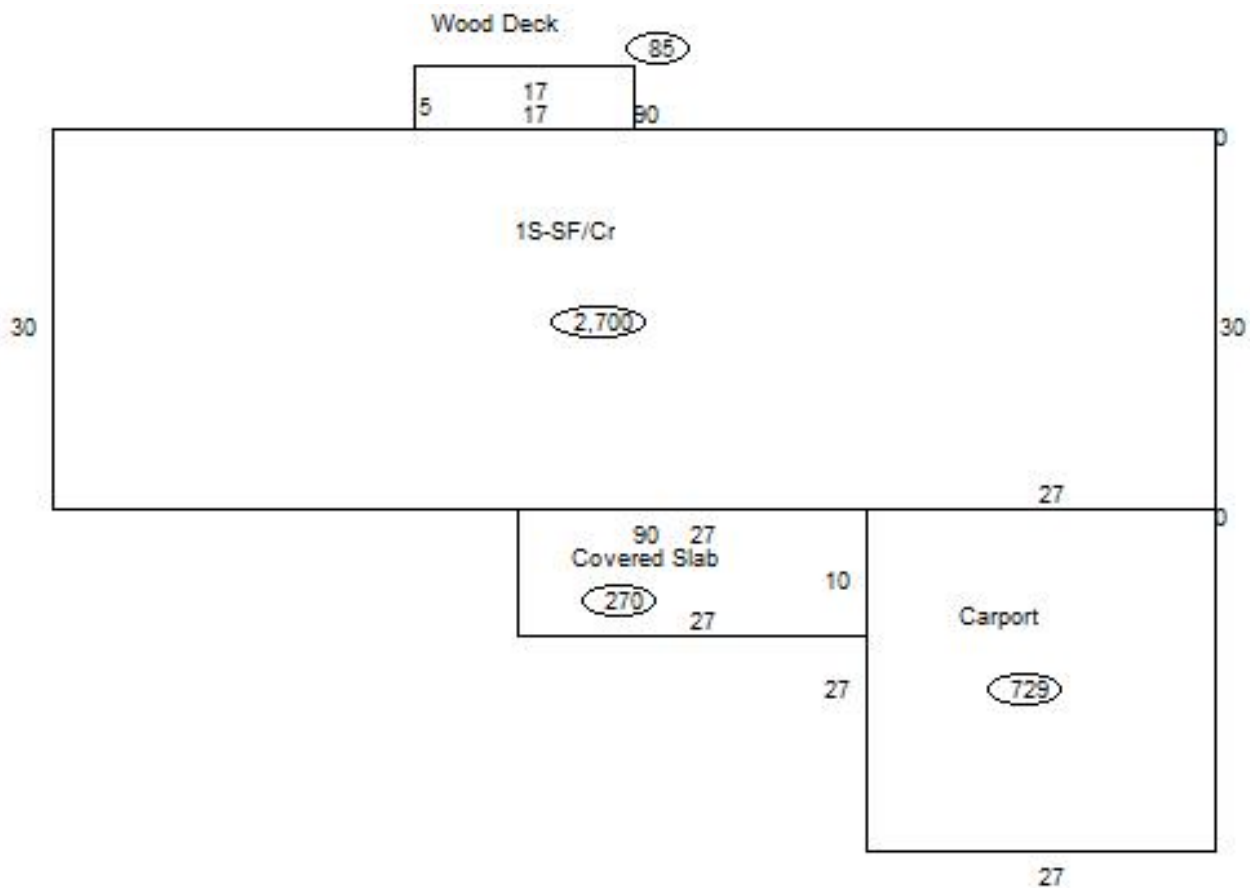
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	Wood Deck	85	1.000	85
2	M	PRCH		20	Covered Slab	270	1.000	270
3	G	3		20	Carport	729	1.000	729
4	R	1	Crawl	20	1S-SF/Cr	2,700	1.000	2,700
Total Building Area						2,700		2,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Metal	10x10x8	Base	Formed Metal	100		
	Qual	3	Cond	3	Year	2006	Eff Age	20
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD		
Base Cost (24.13 x 100)		2,413		2,413	1,424	989		
	SHDS	Yard Shed - Wood	12x10x8	Base	Composition Shingle	120		
	Qual	3	Cond	3	Year	2006	Eff Age	20
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD		
Base Cost (22.13 x 120)		2,656		2,656	1,567	1,089		
	PACN	Paving - Concrete Garage entry	26x26x0			676		
	Qual	3	Cond	3	Year	1981	Eff Age	45
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.13 x 676)		2,792		2,792	2,234	558		
	PACN	Paving - Concrete Sidewalk	32x3x0			96		
	Qual	3	Cond	3	Year	1981	Eff Age	45
						0		
						0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (7.12 x 96)		684		684	547	137		