



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	300006597								
Parcel ID	2150-00-003-008-0-001-00								
Cadastral ID	2150-003-008-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	12712								
STINSON FAMILY, LLC									
17745 E. 16 RD									
ROSSTON OK 73855-									
Parcel Location					1 HOUSE 4/14/2022				
Situs	00807 COLORADO DR								
Subdivision	SOUTH PARK ADDN								
Lot/Block	0008 / 0003	Parcel Size	1.5 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200300 - SOUTHPARK								
School District	1-LAVERN - 1-LAVERNE								
Legal Description					Building Permits				
SOUTH PARK ADD BLOCK 3 LOTS S2 OF 8; ALL 9									
Lat/Long: 36.70082933 -99.89738753									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					534/94	GODFREY, JOESPH J. ETUX	04/06/1998	95,000	QV
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	7,200	7,200	12%	864	Assessed	18,198	1,222.72
Year Frozen		Improvements	144,449	144,449		17,334	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	151,649	151,649	18,198	Total Taxable	18,198	1,223.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006597	STINSON FAMILY, LLC	202	151,649	0	17,331	1,164.00		
2024	2024-300006597	STINSON FAMILY, LLC	202	163,796	0	16,506	1,098.00		
2023	2023-300006597	STINSON FAMILY, LLC	202	148,417	0	15,720	1,056.00		
2022	2022-300006597	STINSON FAMILY, LLC	202	124,766	0	14,972	1,014.00		
2021	2021-300006597	STINSON FAMILY, LLC	202	124,766	0	14,972	1,034.00		
2020	2020-300006597	STINSON FAMILY, LLC	202	124,766	0	14,972	1,014.00		
2019	2019-0006597	STINSON FAMILY, LLC	202	123,979		14,878	888.00		
2018	2018-0006597	STINSON FAMILY, LLC	202	124,279		14,913	890.00		
2017	2017-0006597	STINSON FAMILY, LLC	202	123,027		14,763	881.00		
2016	2016-0006597	STINSON FAMILY, LLC	202	127,079		15,249	910.00		
2015	2015-0006597	STINSON FAMILY, LLC	202	136,956		14,550	868.00		
2014	2014-0006597	STINSON, JERALD W. AND	202	142,506		13,856	827.00		
2013	2013-0006597	STINSON, JERALD W. AND	202	119,255		13,197	788.00		



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	120 x 120	
Lot Count		
Units Buildable	7200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	14,400.00 x .50 = 7,200	
Factor Value		
Adjustments		
Lot Value	7,200	

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	2,410 / 2,410
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	636 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 42

1 HOUSE 4/14/2022

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	82.05	Total Misc Impr	+ 10,144
Roofing Adj	+ 3.59	Garage Cost	+ 16,424
Subfloor Adj	+ 0.00	Total RCN	= 268,701
Heat/Cool Adj	+ 10.77	Depreciation (48%)	- 128,976
Plumbing Adj	+ 4.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,725
Adj Base Cost	= 100.47	Lot Value	+ 7,200
Total Area	x 2,410	Indicated Value	= 146,925
Adjusted Cost	= 242,133	Value Per SqFt	60.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,725		
Lot Value	7,200		
Indicated Value	146,925	60.96	Per SqFt
Agland Value			
Site Improvements	2,783		
Total Value	149,708	62.12	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
PRCH	Slab Porch - Covered	6810	14x6		84	22.71		1,908
PATC	Patio - Covered	6812	21x11		231	14.95		3,453



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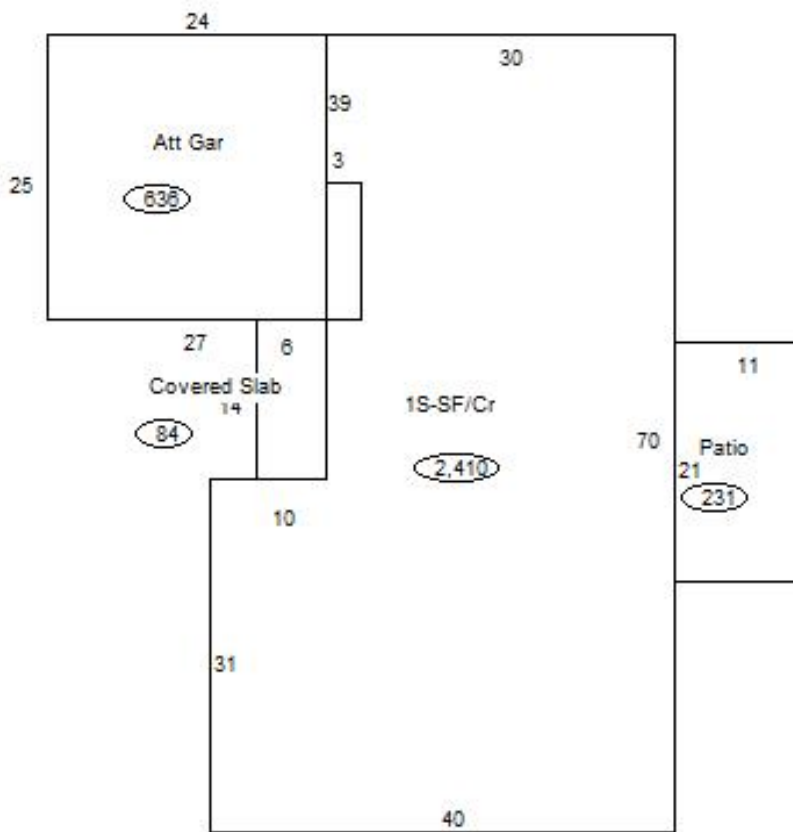
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Att Gar	636	1.000	636
2	M	PRCH		20	Covered Slab	84	1.000	84
3	R	1	Crawl	20	1S-SF/Cr	2,410	1.000	2,410
4	M	PATC		20	Patio	231	1.000	231
Total Building Area						2,410		2,410



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Metal	10x15x8		Formed Metal	150	
	Qual	3	Cond 3	Year 2011	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
	Base Cost (21.87 x 150)		3,281		3,281	1,673	1,608
	PACN	Paving - Concrete / Driveway	38x25x0			950	
	Qual	3	Cond 3	Year 1984	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.09 x 950)		3,886		3,886	3,109	777
	PACN	Paving - Concrete / (Side) Sidewalk	50x5x0			250	
	Qual	3	Cond 3	Year 1984	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.91 x 250)		1,228		1,228	982	246
	PACN	Paving - Concrete / (Back) Sidewalk	22x5x0			110	
	Qual	3	Cond 3	Year 1984	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (6.93 x 110)		762		762	610	152