



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:51
 Page 1

Assessment Data					Primary Image									
Account	300006606													
Parcel ID	2150-00-004-003-0-001-00													
Cadastral ID	2150-004-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15531													
BEDFORD, LESLIE D. & DONNA G. BEDFORD														
P O BOX 995 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00111 EIGHTH ST													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0003 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
6 HOUSE 4/14/2022														
Legal Description Lat/Long: 36.70131010 -99.89766405														
SOUTH PARK ADD BLOCK 4 LOTS 3														
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										
708/662	COTTRILL, BLAKE A.	05/15/2015	105,000	21										
698/814	SPIDELL, ERIC G. AND	06/05/2014	97,000	PQ										
644/736	ALLEN, TIM SCOTT &	11/24/2008	92,000	PQ										
537/633	STONE, BLAINE T., ETUX	08/03/1998	36,500	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,489	5,489	12%	659	Assessed	13,760 924.53						
Year Frozen		Improvements	109,177	109,177		13,101	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -68.00						
TIF Project ID	0	Total Value	114,666	114,666		13,760	Total Taxable	12,760 857.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006606	BEDFORD, LESLIE D. &	202	114,666	1000	12,760	857.00							
2024	2024-300006606	BEDFORD, LESLIE D. &	202	122,549	1000	12,655	842.00							
2023	2023-300006606	BEDFORD, LESLIE D. &	202	112,023	1000	12,257	823.00							
2022	2022-300006606	BEDFORD, LESLIE D. &	202	107,259	1000	11,871	804.00							
2021	2021-300006606	BEDFORD, LESLIE D. &	202	107,259	1000	11,871	820.00							
2020	2020-300006606	BEDFORD, LESLIE D. &	202	107,259	1000	11,871	804.00							
2019	2019-0006606	BEDFORD, LESLIE D. &	202	105,992		11,719	699.00							
2018	2018-0006606	BEDFORD, LESLIE D. &	202	103,099		11,373	679.00							
2017	2017-0006606	BEDFORD, LESLIE D. &	202	105,000		11,601	692.00							
2016	2016-0006606	BEDFORD, LESLIE D. &	202	105,000		11,601	692.00							
2015	2015-0006606	BEDFORD, LESLIE D. &	202	97,000		11,641	695.00							
2014	2014-0006606	COTTRILL, BLAKE A.	202	99,397		10,816	645.00							
2013	2013-0006606	SPIDELL, ERIC G. AND	202	85,840		10,301	615.00							



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:52
 Page 2

Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	5489		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,977.00 x .50 = 5,489		
Factor Value			
Adjustments			
Lot Value	5,489		



6 HOUSE

4/14/2022

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	1,325 / 1,325
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1978 / 35

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	88,355		
Lot Value	5,489		
Indicated Value	93,844	70.83	Per SqFt
Agland Value			
Site Improvements	23,030		
Total Value	116,874	88.21	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	93.46	Total Misc Impr	+ 5,125
Roofing Adj	+ 4.08	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 155,009
Heat/Cool Adj	+ 10.77	Depreciation (43%)	- 66,654
Plumbing Adj	+ 4.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,355
Adj Base Cost	= 113.12	Lot Value	+ 5,489
Total Area	x 1,325	Indicated Value	= 93,844
Adjusted Cost	= 149,884	Value Per SqFt	70.83

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Frm Cls A	0		1	1	4,783.32		4,783
PATO	Raised Slab Porch - Open	6845		7x5	35	9.78		342



Harper

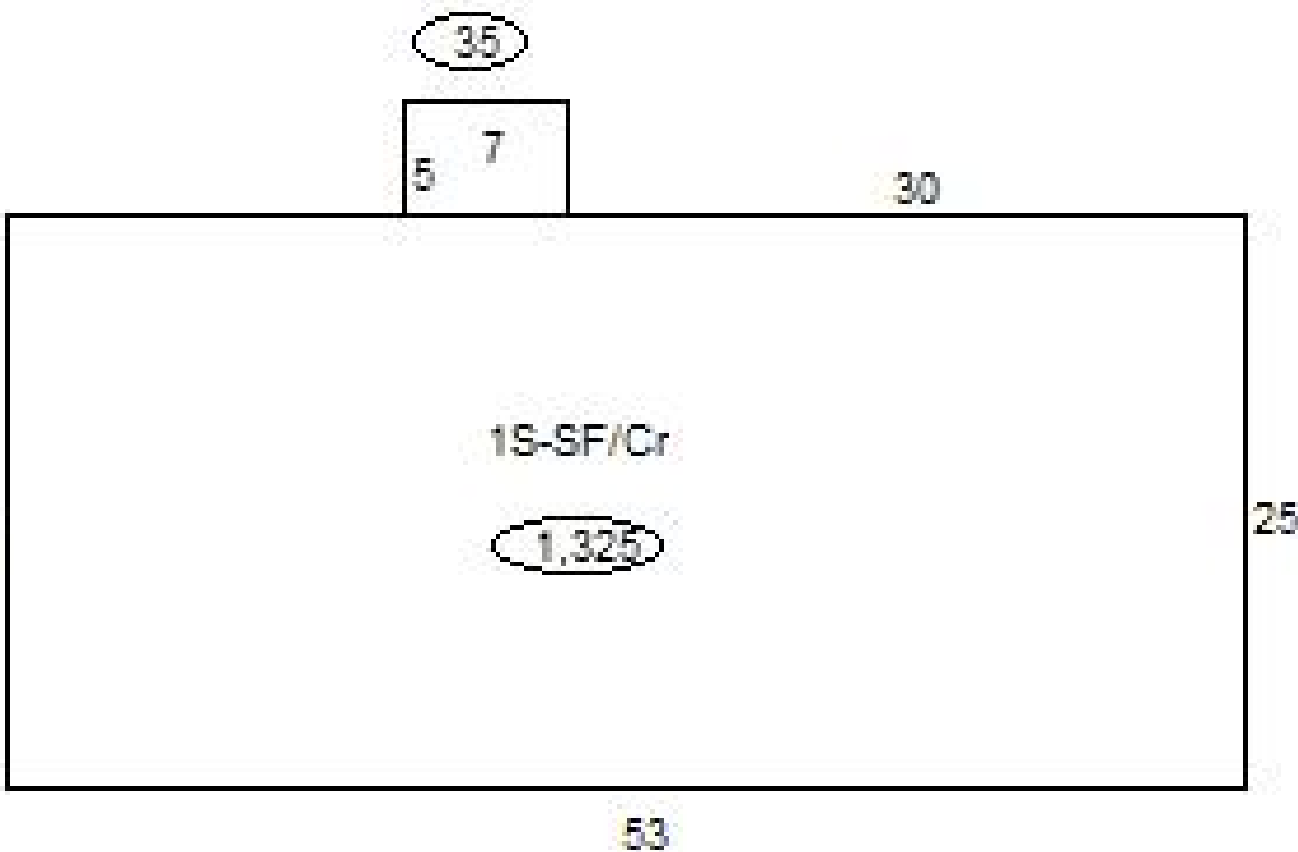
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:24:52
Page 3

Sketch Image

300006606



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Raised Slab	35	1.000	35
2	R	1	Crawl	20	1S-SF/Cr	1,325	1.000	1,325
Total Building Area						1,325		1,325



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:24:52
 Page 4

300006606

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	17x10x10		Composition Roll	170	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
				0			
				0			
Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (21.39 x 170)		3,636		3,636	1,891	1,745	
	UTIL	Utility Building	50x32x14	Concrete	Formed Metal	1,600	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (25.28 x 1,600)		40,448		40,448	21,842	18,606
	PATC	Patio - Covered	21x13x0			273	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (72% Phys/ % Func)	RCNLD
	Base Cost (13.90 x 273)		3,795		3,795	2,732	1,063
	PACN	Paving - Concrete / Driveway (Utility)	18x30x0			540	
	Qual	3	Cond 3	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 540)		2,246		2,246	1,797	449
	PACN	Paving - Concrete / Front Driveway	22x56x0			1,232	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.05 x 1,232)		4,990		4,990	3,992	998
	PACN	Paving - Concrete / Sidewalk	42x3x0			126	
	Qual	3	Cond 3	Year 1978	Eff Age 48		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.70 x 126)		844		844	675	169