



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	300006609													
Parcel ID	2150-00-004-005-0-001-00													
Cadastral ID	2150-004-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 4												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15533													
SIZELOVE, JULIA M. REVOCABLE TRUST														
P O BOX 283 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00817 KANSAS DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0005 / 0004	Parcel Size 3.2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERNE - 1-LAVERNE													
2 GARAGE / Driveway 9/19/2023														
Legal Description Lat/Long: 36.70046557 -99.89626248														
SOUTH PARK ADD BLK 4 S 15' OF LOT 5; ALL 6-7-8 BOOK 709 PAGE 563														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					649/547	REICHENBERGER, MARK S. AN	06/05/2009	142,500	Q					
					615/687	DEAO, DAVID M. & ETUX	08/04/2006	130,000	PQ					
					589/168	DOWELL, JOHN SPENCER	12/15/2003	140,000	PQ					
					498/136	LAVERNE CHAMBER OF COMMER	08/08/1994	4,500	PQ					
					/	SIZELOVE, JULIA M. (TRUST)								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	14,400	14,400	12%	1,728	Assessed	39,502 2,654.14						
Year Frozen		Improvements	314,782	314,782		37,774	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	329,182	329,182		39,502	Total Taxable	38,502 2,587.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006609	SIZELOVE, JULIA M. REVOCABLE TRUST	202	329,182	1000	38,502	2,587.00							
2024	2024-300006609	SIZELOVE, JULIA M. REVOCABLE TRUST	202	330,466	1000	38,656	2,571.00							
2023	2023-300006609	SIZELOVE, JULIA M. REVOCABLE TRUST	202	328,583	1000	38,430	2,581.00							
2022	2022-300006609	SIZELOVE, JULIA M. (TRUST)	202	319,683	1000	37,362	2,529.00							
2021	2021-300006609	SIZELOVE, JULIA M. (TRUST)	202	319,683	1000	37,362	2,579.00							
2020	2020-300006609	SIZELOVE, JULIA M. (TRUST)	202	319,683	1000	37,362	2,531.00							
2019	2019-0006609	SIZELOVE, JULIA M. (TRUST)	202	313,315		36,351	2,169.00							
2018	2018-0006609	SIZELOVE, JULIA M. (TRUST)	202	317,198		35,263	2,104.00							
2017	2017-0006609	SIZELOVE, JULIA M. (TRUST)	202	312,368		34,207	2,041.00							
2016	2016-0006609	SIZELOVE, JULIA M. (TRUST)	202	316,008		33,182	1,980.00							
2015	2015-0006609	SIZELOVE, JULIA M. (TRUST)	202	379,274		32,186	1,921.00							
2014	2014-0006609	SIZELOVE, K. WAYNE AND	202	268,498		31,220	1,863.00							
2013	2013-0006609	SIZELOVE, K. WAYNE AND	202	165,283		16,551	988.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	14400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	28,800.00 x .50 = 14,400	
Factor Value		
Adjustments		
Lot Value	14,400	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,885 / 2,885
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,885
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 31

1 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	86.76	Total Misc Impr	+ 5,128
Roofing Adj	+ 4.10	Garage Cost	+
Subfloor Adj	+ -2.70	Total RCN	= 307,563
Heat/Cool Adj	+ 12.33	Depreciation (39%)	- 119,950
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,613
Adj Base Cost	= 104.83	Lot Value	+ 14,400
Total Area	x 2,885	Indicated Value	= 202,013
Adjusted Cost	= 302,435	Value Per SqFt	70.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,613		
Lot Value	14,400		
Indicated Value	202,013	70.02	Per SqFt
Agland Value			
Site Improvements	1,418		
Total Value	203,431	70.51	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
RSPC	Raised Slab Porch - Covered	6854	15x4		60	44.17	2,650
PATC	Patio - Covered	6855	22x6		132	18.77	2,478



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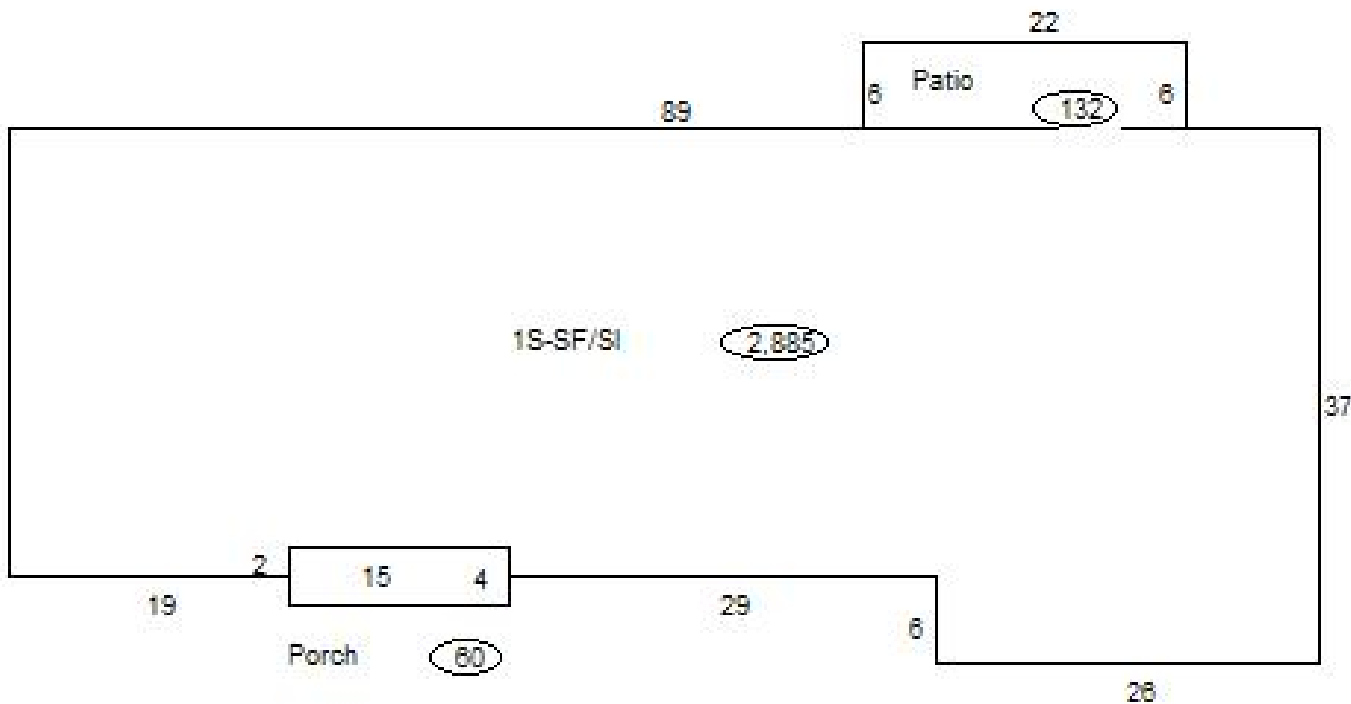
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Sketch Image

300006609

1 OF 2 RECORDS



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,885	1.000	2,885
2	M	RSPC		20	Porch	60	1.000	60
3	M	PATC		20	Patio	132	1.000	132
4	N	0		20	1 OF 2 RECORDS		0.000	
Total Building Area						2,885		2,885



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Back Sidewalk	16x3x0			48
	Qual 3	Cond 3	Year 2012	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
Base Cost (7.82 x 48)		375		375	289	86
	PACN	Paving - Concrete / Back Patio	14x12x0			168
	Qual 3	Cond 3	Year 2012	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
Base Cost (6.09 x 168)		1,023		1,023	788	235
	PACN	Paving - Concrete / Sidewalk(shed to hs)	20x7x0			140
	Qual 3	Cond 3	Year 2012	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (77% Phys/ % Func)	RCNLD	
Base Cost (6.49 x 140)		909		909	700	209
	PACN	Paving - Concrete / Front Sidewalk	22x4x0			88
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.24 x 88)		637		637	510	127
	PACN	Paving - Concrete / Sidewalk by Garage	25x5x0			125
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.71 x 125)		839		839	671	168
	PACN	Paving - Concrete / Slab by Garage	5x16x0			80
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.35 x 80)		588		588	470	118
	PACN	Paving - Concrete / Driveway	26x22x0			572
	Qual 3	Cond 3	Year 1995	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.15 x 572)		2,374		2,374	1,899	475



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Lot Data	-
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



2 GARAGE / Driveway 9/19/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	900 / 900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	900
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 14

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	96.18	Total Misc Impr	+ 6,871
Roofing Adj	+ 5.61	Garage Cost	+ 22,835
Subfloor Adj	+ -2.10	Total RCN	= 135,501
Heat/Cool Adj	+ 10.77	Depreciation (14%)	- 18,970
Plumbing Adj	+ 7.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,531
Adj Base Cost	= 117.55	Lot Value	+ 116,531
Total Area	x 900	Indicated Value	= 116,531
Adjusted Cost	= 105,795	Value Per SqFt	129.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,531		
Lot Value			
Indicated Value	116,531	129.48	Per SqFt
Agland Value			
Site Improvements	3,057		
Total Value	119,588	132.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ASC	Awning/Shelter/Carport	6863	60x20		1,200	4.09		4,908
ASC	Awning/Shelter/Carport	6864	480		480	4.09		1,963



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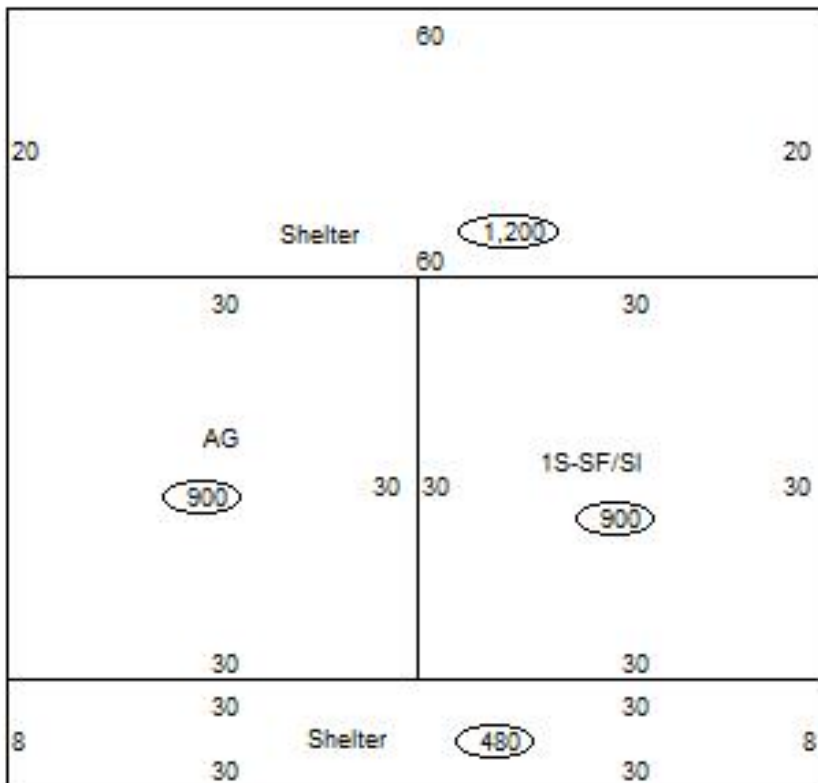
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	AG	900	1.000	900
2	M	ASC		20	Shelter	1,200	1.000	1,200
3	M	ASC		20	Shelter	480	1.000	480
4	R	1	Slab	20	1S-SF/SI	900	1.000	900
Total Building Area						900		900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/(Back Slab from Shed)	4x5x0			20
Qual	3	Cond 3	Year 2023	Eff Age 3		
0						
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (8.15 x 20)		163			163	24
139						
PACN		Paving - Concrete / Driveway	33x31x0			1,023
Qual	3	Cond 3	Year 2012	Eff Age 14		
0						
Valuation Summary		Modifier Total		RCN	Depr (77% Phys/ % Func)	RCNLD
Base Cost (4.08 x 1,023)		4,174			4,174	3,214
960						
PACN		Paving - Concrete / East Sidewalk	48x5x0			240
Qual	3	Cond 3	Year 2012	Eff Age 14		
0						
Valuation Summary		Modifier Total		RCN	Depr (77% Phys/ % Func)	RCNLD
Base Cost (5.06 x 240)		1,214			1,214	935
279						
PACN		Paving - Concrete / South Sidewalk	64x8x0			512
Qual	3	Cond 3	Year 2012	Eff Age 14		
0						
Valuation Summary		Modifier Total		RCN	Depr (77% Phys/ % Func)	RCNLD
Base Cost (4.16 x 512)		2,130			2,130	1,640
490						
PACN		Paving - Concrete / North Sidewalk	64x20x0			1,280
Qual	3	Cond 3	Year 2012	Eff Age 14		
0						
Valuation Summary		Modifier Total		RCN	Depr (77% Phys/ % Func)	RCNLD
Base Cost (4.04 x 1,280)		5,171			5,171	3,982
1,189						