



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	300006611				<p>2150-00-004-009-0-001-00 6611 04/12/22</p>									
Parcel ID	2150-00-004-009-0-001-00													
Cadastral ID	2150-004-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15534													
NEWBY, RYAN W.														
PO BOX 324 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00819 KANSAS DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0009 / 0004	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70035104 -99.89695961														
SOUTH PARK ADD. BLOCK 4 LOTS 9; N2 10														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					750/684	NEWBY, RYAN W. &	02/14/2020	0	21					
					667/688	OHAIR, DAN E. &	03/31/2011	120,000	Q					
					511/179	JAMES SCOTT GILLESPIE	12/21/1995	75,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	6,750	6,750	12%	810	Assessed	17,913	1,203.57					
Year Frozen		Improvements	142,521	142,521		17,103	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	149,271	149,271		17,913	Total Taxable	17,913	1,204.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006611	NEWBY, RYAN W.	202	149,271	0	17,133	1,151.00							
2024	2024-300006611	NEWBY, RYAN W.	202	161,142	0	16,317	1,085.00							
2023	2023-300006611	NEWBY, RYAN W.	202	139,351	0	15,540	1,044.00							
2022	2022-300006611	NEWBY, RYAN W.	202	123,335	0	14,800	1,002.00							
2021	2021-300006611	NEWBY, RYAN W.	202	123,335	0	14,800	1,022.00							
2020	2020-300006611	NEWBY, RYAN W.	202	123,335	1000	13,800	935.00							
2019	2019-0006611	NEWBY, RYAN W. &	202	127,023		14,242	850.00							
2018	2018-0006611	NEWBY, RYAN W. &	202	129,956		14,595	871.00							
2017	2017-0006611	NEWBY, RYAN W. &	202	128,755		14,451	862.00							
2016	2016-0006611	NEWBY, RYAN W. &	202	130,797		14,696	877.00							
2015	2015-0006611	NEWBY, RYAN W. &	202	131,995		14,839	886.00							
2014	2014-0006611	NEWBY, RYAN W. &	202	126,729		14,077	840.00							
2013	2013-0006611	NEWBY, RYAN W. &	202	121,975		13,637	814.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	112.5 x 120	
Lot Count		
Units Buildable	6750	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,500.00 x .50 = 6,750	
Factor Value		
Adjustments		
Lot Value	6,750	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	57% One Story 43% Split Level
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,923 / 2,448
Style	57% One Story - 43% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,398
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

1 HOUSE	4/14/2022
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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	75.37	Total Misc Impr	+ 12,955
Roofing Adj	+ 2.96	Garage Cost	+ 14,822
Subfloor Adj	+ -1.03	Total RCN	= 253,164
Heat/Cool Adj	+ 10.77	Depreciation (51%)	- 129,114
Plumbing Adj	+ 4.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,050
Adj Base Cost	= 92.07	Lot Value	+ 6,750
Total Area	x 2,448	Indicated Value	= 130,800
Adjusted Cost	= 225,387	Value Per SqFt	53.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,050		
Lot Value	6,750		
Indicated Value	130,800	53.43	Per SqFt
Agland Value			
Site Improvements	16,131		
Total Value	146,931	60.02	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
RSPC	Raised Slab Porch - Covered	6867	17x6		102	40.06		4,086
PATC	Patio - Covered	6869	31x10		310	13.18		4,086



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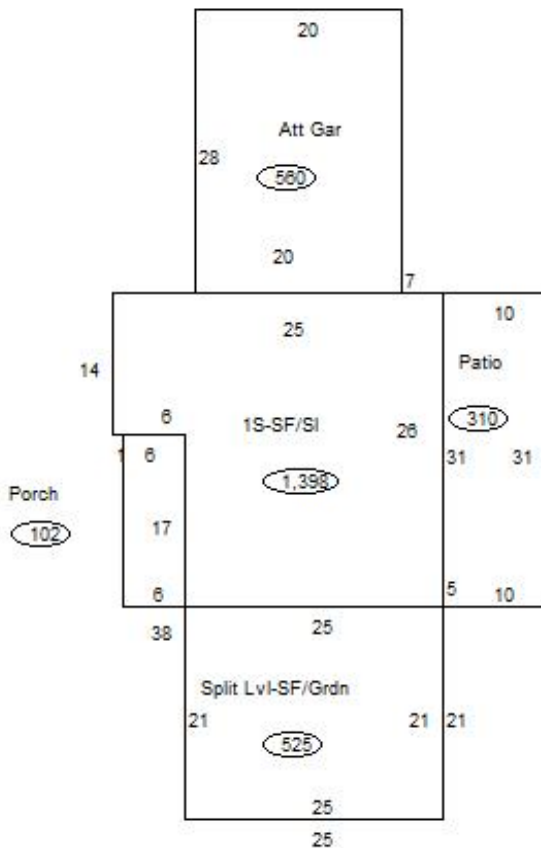
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Sketch Image

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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	560	1.000	560
2	M	RSPC		20	Porch	102	1.000	102
3	R	1	Slab	20	1S-SF/Sl	1,398	1.000	1,398
4	M	PATC		20	Patio	310	1.000	310
5	R	4	Garden-Level	20	Split Lvl-SF/Grdn	525	1.000	525
Total Building Area						1,923		1,923



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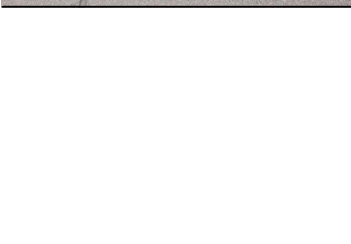
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	26x20x12		Galvanized Metal	520		
	Qual	4	Cond	4	Year	2014	Eff Age	10
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (29.72 x 520)		15,454		15,454	3,091	12,363	
	PACN	Paving - Concrete / Back Slab	12x8x0			96		
	Qual	4	Cond	4	Year	2014	Eff Age	10
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)	RCNLD	
	Base Cost (8.93 x 96)		857		857	488	369	
	PACN	Paving - Concrete / Back Sidewalk	11x3x0			33		
	Qual	4	Cond	4	Year	2014	Eff Age	10
	Valuation Summary		Modifier Total		RCN	Depr (57% Phys/ % Func)	RCNLD	
	Base Cost (10.06 x 33)		332		332	189	143	
	SHDS	Storage	14x18x8		Composition Roll	252		
	Qual	3	Cond	3	Year	2010	Eff Age	16
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (19.48 x 252)		4,909		4,909	2,553	2,356	
	PACN	Paving - Concrete / Driveway	31x23x0			713		
	Qual	4	Cond	4	Year	1980	Eff Age	37
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (5.17 x 713)		3,686		3,686	2,949	737	
	PACN	Paving - Concrete / Front Sidewalk	18x5x0			90		
	Qual	4	Cond	4	Year	1980	Eff Age	37
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (9.04 x 90)		814		814	651	163	