



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	300006613													
Parcel ID	2150-00-004-011-0-001-00													
Cadastral ID	2150-004-011-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15536													
MCDANIEL, JAMES H. JR., ETUX														
P O BOX 715 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00910 S TEXAS													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0011 / 0004	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
2 HOUSE 4/14/2022														
Legal Description Lat/Long: 36.72345445 -99.89641682														
SOUTH PARK ADD. BLOCK 4 LOT 11 SOUTH PARK ADD.														
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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	8,392	6,327	12%	759	Assessed	10,668 716.78						
Year Frozen		Improvements	90,362	82,570		9,909	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -67.00						
TIF Project ID	0	Total Value	98,754	88,897		10,668	Total Taxable	9,668 650.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006613	MCDANIEL, JAMES H. JR., ETUX	202	98,754	1000	9,356	629.00							
2024	2024-300006613	MCDANIEL, JAMES H. JR., ETUX	202	106,198	1000	9,056	602.00							
2023	2023-300006613	MCDANIEL, JAMES H. JR., ETUX	202	98,621	1000	8,763	589.00							
2022	2022-300006613	MCDANIEL, JAMES H. JR., ETUX	202	94,374	1000	8,300	562.00							
2021	2021-300006613	MCDANIEL, JAMES H. JR., ETUX	202	94,374	1000	8,029	554.00							
2020	2020-300006613	MCDANIEL, JAMES H. JR., ETUX	202	94,374	1000	7,766	526.00							
2019	2019-0006613	MCDANIEL, JAMES H. JR., ETUX	202	92,881		7,511	448.00							
2018	2018-0006613	MCDANIEL, JAMES H. JR., ETUX	202	91,930		7,263	433.00							
2017	2017-0006613	MCDANIEL, JAMES H. JR., ETUX	202	91,641		7,023	419.00							
2016	2016-0006613	MCDANIEL, JAMES H. JR., ETUX	202	93,609		6,789	405.00							
2015	2015-0006613	MCDANIEL, JAMES H. JR., ETUX	202	99,524		6,562	392.00							
2014	2014-0006613	MCDANIEL, JAMES H. JR., ETUX	202	100,382		6,342	378.00							
2013	2013-0006613	MCDANIEL, JAMES H. JR., ETUX	202	59,398		6,128	366.00							



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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count	0		
Units Buildable	8392		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	16,783.00 x .50 = 8,392		
Factor Value			
Adjustments			
Lot Value	8,392		



2 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	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	ROOF -
Year/Eff Age	1970 / 56

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	87.96	Total Misc Impr	+ 12,412
Roofing Adj	+ 3.84	Garage Cost	+ 11,570
Subfloor Adj	+ -1.86	Total RCN	= 209,014
Heat/Cool Adj	+ 10.77	Depreciation (59%)	- 123,318
Plumbing Adj	+ 5.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,696
Adj Base Cost	= 106.34	Lot Value	+ 8,392
Total Area	x 1,740	Indicated Value	= 94,088
Adjusted Cost	= 185,032	Value Per SqFt	54.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,696		
Lot Value	8,392		
Indicated Value	94,088	54.07	Per SqFt
Agland Value			
Site Improvements	4,929		
Total Value	99,017	56.91	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
PATC	Patio - Covered	6874	25x8		200	15.74		3,148
RSPC	Raised Slab Porch - Covered	8379	14x8		112	40.01		4,481



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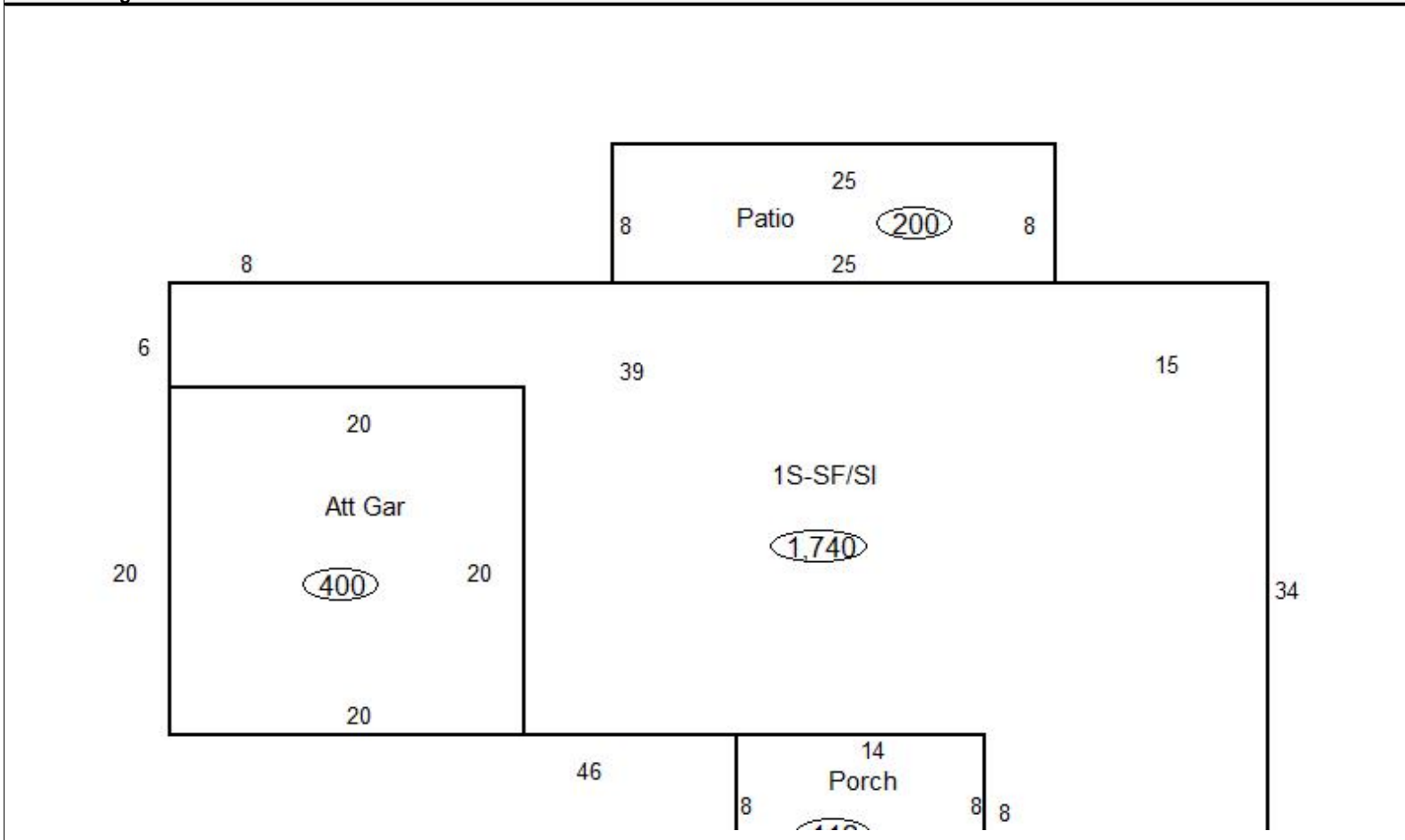
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Att Gar	400	1.000	400
2	R	1	Slab	10	1S-SF/SI	1,740	1.000	1,740
3	M	PATC		10	Patio	200	1.000	200
4	M	RSPC		10	Porch	112	1.000	112
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SOUTH SIDEWALK	24x2x0			48
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)		375	375	259	116
	PACN	Paving - Concrete / EAST SIDEWALK	24x2x0			48
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 48)		375	375	259	116
	PACN	Paving - Concrete / NORTH SIDEWALK	51x5x0			255
	Qual 3	Cond 3	Year 2014	Eff Age 12		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (4.84 x 255)		1,234	1,234	851	383
	SHDS	Yard Shed - Wood	20x10x10		Formed Metal	200
	Qual 3	Cond 3	Year 2013	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (20.81 x 200)		4,162	4,162	1,956	2,206
	SHDS	Yard Shed - Wood	12x10x8		Formed Metal	120
	Qual 3	Cond 3	Year 2013	Eff Age 13		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (22.67 x 120)		2,720	2,720	1,278	1,442
	PACN	Paving - Concrete / DRIVEWAY	26x20x0			520
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 520)		2,163	2,163	1,730	433
	PACN	Paving - Concrete / SIDEWALK	36x6x0			216
	Qual 3	Cond 3	Year 1970	Eff Age 56		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.40 x 216)		1,166	1,166	933	233