



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:32
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Assessment Data					Primary Image									
Account	300006654				<p>2150-00-006-017-0-001-00 4/25/2022 ACCT. #6654</p> <p>House / Driveway / Porch / Garage / Carport 4/26/2022</p>									
Parcel ID	2150-00-006-017-0-001-00													
Cadastral ID	2150-006-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	4											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15054													
COGBURN, KELLY DUANE														
P.O. BOX 470 LAVERNE OK 73848-7014														
Parcel Location														
Situs	00805 OKLAHOMA DR													
Subdivision	SOUTH PARK ADDN													
Lot/Block	0017 / 0006	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200300 - SOUTHPARK													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71106813 -99.90507036														
SOUTH PARK ADD. BLOCK 6 LOT 17														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
755/641	KOINZAN, LONNIE AND	10/13/2020	85,000	Q										
676/242	MILLER, CHASE LAWYER &	11/04/2011	85,000	21										
661/520	FOOTE, WILLIAM C.	08/20/2010	80,000	PQ										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	5,250	5,250	12%	630	Assessed	11,067 743.59						
Year Frozen		Improvements	86,979	86,979		10,437	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	92,229	92,229		11,067	Total Taxable	11,067 744.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006654	COGBURN, KELLY DUANE	202	92,229	0	11,067	744.00							
2024	2024-300006654	COGBURN, KELLY DUANE	202	94,785	0	11,237	747.00							
2023	2023-300006654	COGBURN, KELLY DUANE	202	89,190	0	10,703	719.00							
2022	2022-300006654	COGBURN, KELLY DUANE	202	85,000	0	10,200	691.00							
2021	2021-300006654	COGBURN, KELLY DUANE	202	85,000	0	10,200	704.00							
2020	2020-300006654	COGBURN, KELLY DUANE	202	90,528	1000	9,863	668.00							
2019	2019-0006654	KOINZAN, LONNIE AND	202	84,760		9,171	547.00							
2018	2018-0006654	KOINZAN, LONNIE AND	202	86,543		9,386	560.00							
2017	2017-0006654	KOINZAN, LONNIE AND	202	85,715		9,286	554.00							
2016	2016-0006654	KOINZAN, LONNIE AND	202	87,172		9,461	565.00							
2015	2015-0006654	KOINZAN, LONNIE AND	202	94,085		9,443	564.00							
2014	2014-0006654	KOINZAN, LONNIE AND	202	98,027		9,138	545.00							
2013	2013-0006654	KOINZAN, LONNIE AND	202	82,030		8,844	528.00							



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size 75 x 140 Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 10,500.00 x .50 = 5,250 Factor Value Adjustments Lot Value 5,250		<p>2150-00-006-017-0-001-00 4/25/2022 ACCT. #6654</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,984 / 1,984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,984
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	198 Attached Garage - Finished
Remodel	
Year/Eff Age	1962 / 64

House / Driveway / Porch / Garage / Carport 4/26/2022

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	84.12	Total Misc Impr	+ 13,285
Roofing Adj	+ 3.73	Garage Cost	+ 8,723
Subfloor Adj	+ -1.77	Total RCN	= 220,527
Heat/Cool Adj	+ 10.77	Depreciation (65%)	- 143,342
Plumbing Adj	+ 3.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,185
Adj Base Cost	= 100.06	Lot Value	+ 5,250
Total Area	x 1,984	Indicated Value	= 82,435
Adjusted Cost	= 198,519	Value Per SqFt	41.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,185		
Lot Value	5,250		
Indicated Value	82,435	41.55	Per SqFt
Agland Value			
Site Improvements	7,609		
Total Value	90,044	45.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7085	16x7		112	40.01		4,481
WODC	Wood Deck - Covered	7086	29x12		348	25.30		8,804



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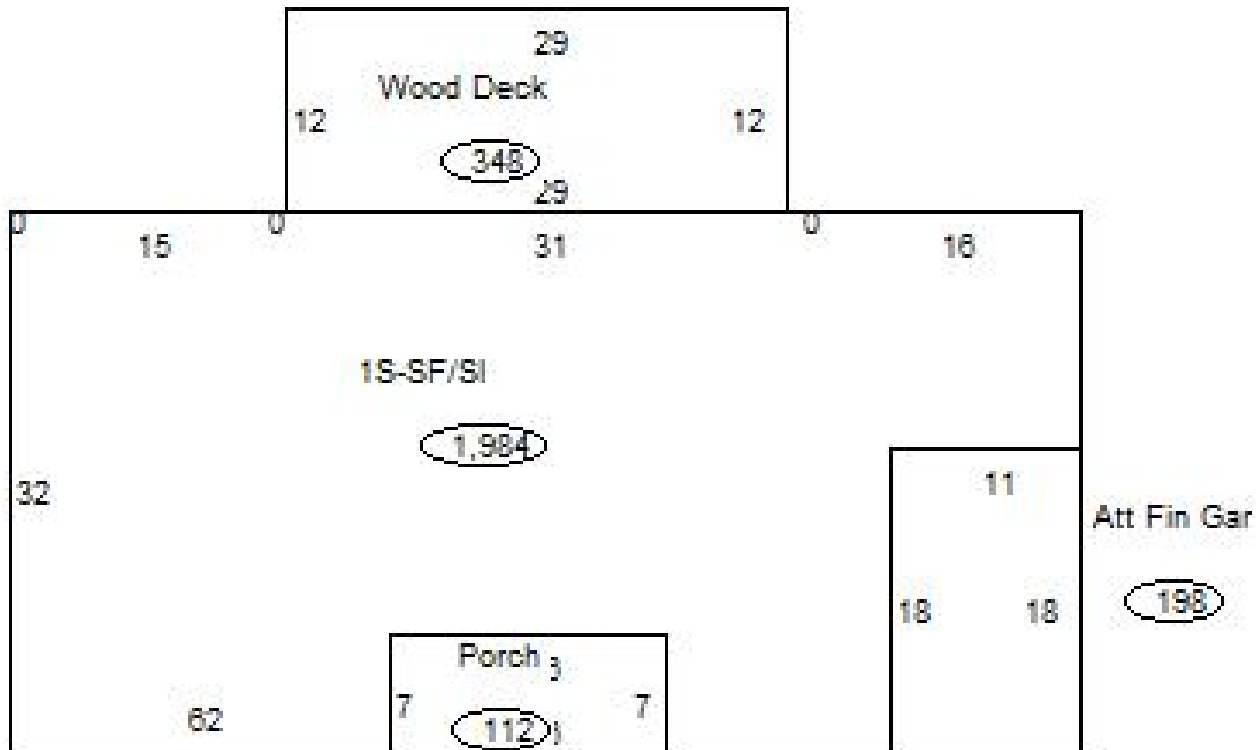
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,984	1.000	1,984
2	G	5		20	Att Fin Gar	198	1.000	198
3	M	RSPC		20	Porch	112	1.000	112
4	M	WODC		20	Wood Deck	348	1.000	348
Total Building Area						1,984		1,984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>2150-00-006-017-0-001-00 4/25/2012 ACCT: 86054</p>	CPDT	Carport - Detached / Back	27x20x12		Formed Metal	540	
	Qual	3	Cond 3	Year 2018	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (10.92 x 540)	5,897		5,897	2,536	3,361
 <p>2150-00-006-017-0-001-00 CHG FOR 2019 8X12 CANVAS STG, 18X26 MTL CARPORT, 40X12 TRL PORT FRONT CARPORT 11X26, FRONT PORCH/DECK 8X12, OLD WOOD DECK 17X14 08/17/2019 09:52</p>	SHDS	Yard Shed - Metal	12x8x8		Formed Metal	96	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (24.56 x 96)	2,358	0	2,358	1,085	1,273
 <p>2150-00-006-017-0-001-00 4/25/2012 ACCT: 86054</p>	CPDT	Carport - Detached / Front	25x15x10		Formed Metal	375	
	Qual	3	Cond 3	Year 2014	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (9.67 x 375)	3,626		3,626	1,886	1,740
 <p>2150-00-006-017-0-001-00 4/25/2012 ACCT: 86054</p>	PACN	Paving - Concrete / Driveway	40x21x0			840	
	Qual	3	Cond 3	Year 1962	Eff Age 64		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.11 x 840)	3,452	0	3,452	2,762	690
 <p>2150-00-006-017-0-001-00 4/25/2012 ACCT: 86054</p>	PACN	Paving - Concrete / Back Slab	30x22x0			660	
	Qual	3	Cond 3	Year 1962	Eff Age 64		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.13 x 660)	2,726	0	2,726	2,181	545