



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 300006661 Parcel ID 2150-00-007-004-0-001-00 Cadastral ID 2150-007-004-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 24621 NICHOLS, BLAKE & JENNIFER NICHOLS 812 OK DR LAVERNE OK 73848- Parcel Location Situs 00812 OKLAHOMA DR Subdivision SOUTH PARK ADDN Lot/Block 0004 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-007-004-0-001-00 4/25/2022 ACCT. #6661</p> <p>House / Garage / Driveway / Porch 4/26/2022</p>																																																	
Legal Description Lat/Long: 36.71114571 -99.90675076					Building Permits																																																	
SOUTH PARK ADD. BLOCK 7 LOT 4 BOOK 761 PAGE 51					<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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					761/51	COOK, TODD A. & DENA COOK	06/21/2021	130,000	QV																																													
					758/720	COOK, JARED	03/29/2021	0	04																																													
					734/119	COOK, DAVID J., ETAL	12/01/2017	120,000	04																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 6,120</td> <td>6,120</td> <td>12%</td> <td>734</td> <td>Assessed 18,961</td> <td>18,961</td> <td>1,273.99</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 152,209</td> <td>151,895</td> <td> </td> <td>18,227</td> <td>Penalty 0</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption 0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 158,329</td> <td>158,015</td> <td> </td> <td>18,961</td> <td>Total Taxable 18,961</td> <td>18,961</td> <td>1,274.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2022	Land Value 6,120	6,120	12%	734	Assessed 18,961	18,961	1,273.99	Year Frozen		Improvements 152,209	151,895		18,227	Penalty 0	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption 0	0	0.00	TIF Project ID	0	Total Value 158,329	158,015		18,961	Total Taxable 18,961	18,961	1,274.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006661	NICHOLS, BLAKE &	202	158,329	0	18,058	1,213.00																																															
2024	2024-300006661	NICHOLS, BLAKE &	202	155,286	0	17,198	1,144.00																																															
2023	2023-300006661	NICHOLS, BLAKE &	202	141,153	0	16,380	1,100.00																																															
2022	2022-300006661	NICHOLS, BLAKE &	202	130,000	0	15,600	1,056.00																																															
2021	2021-300006661	NICHOLS, BLAKE &	202	99,796	0	11,975	827.00																																															
2020	2020-300006661	COOK, JARED	202	99,796	0	11,975	811.00																																															
2019	2019-0006661	COOK, JARED	202	95,807		11,497	686.00																																															
2018	2018-0006661	COOK, JARED	202	96,881		8,193	489.00																																															
2017	2017-0006661	COOK, DAVID J., ETAL	202	96,688		7,803	466.00																																															
2016	2016-0006661	COOK, DAVID J., ETAL	202	96,688		6,431	384.00																																															
2015	2015-0006661	COOK, MARY J.(WALCHER)	202	103,484		6,215	371.00																																															
2014	2014-0006661	COOK, MARY J.(WALCHER)	202	104,463		6,005	358.00																																															
2013	2013-0006661	COOK, MARY J.(WALCHER)	202	86,961		5,801	346.00																																															



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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	6120		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	12,240.00 x .50 = 6,120		
Factor Value			
Adjustments			
Lot Value	6,120		



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,950 / 1,950
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	, 308 Partition
Garage Type	858 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1966 / 37

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	148,892		
Lot Value	6,120		
Indicated Value	155,012	79.49	Per SqFt
Agland Value			
Site Improvements	1,314		
Total Value	156,326	80.17	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	91.92	Total Misc Impr	+ 14,316
Roofing Adj	+ 4.38	Garage Cost	+ 27,196
Subfloor Adj	+ 0.00	Total RCN	= 265,879
Heat/Cool Adj	+ 12.33	Depreciation (44%)	- 116,987
Plumbing Adj	+ 6.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,892
Adj Base Cost	= 115.06	Lot Value	+ 6,120
Total Area	x 1,950	Indicated Value	= 155,012
Adjusted Cost	= 224,367	Value Per SqFt	79.49

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	5,476.90		5,477
RSPC	Raised Slab Porch - Covered	7114	34x6		204	43.33		8,839



Harper

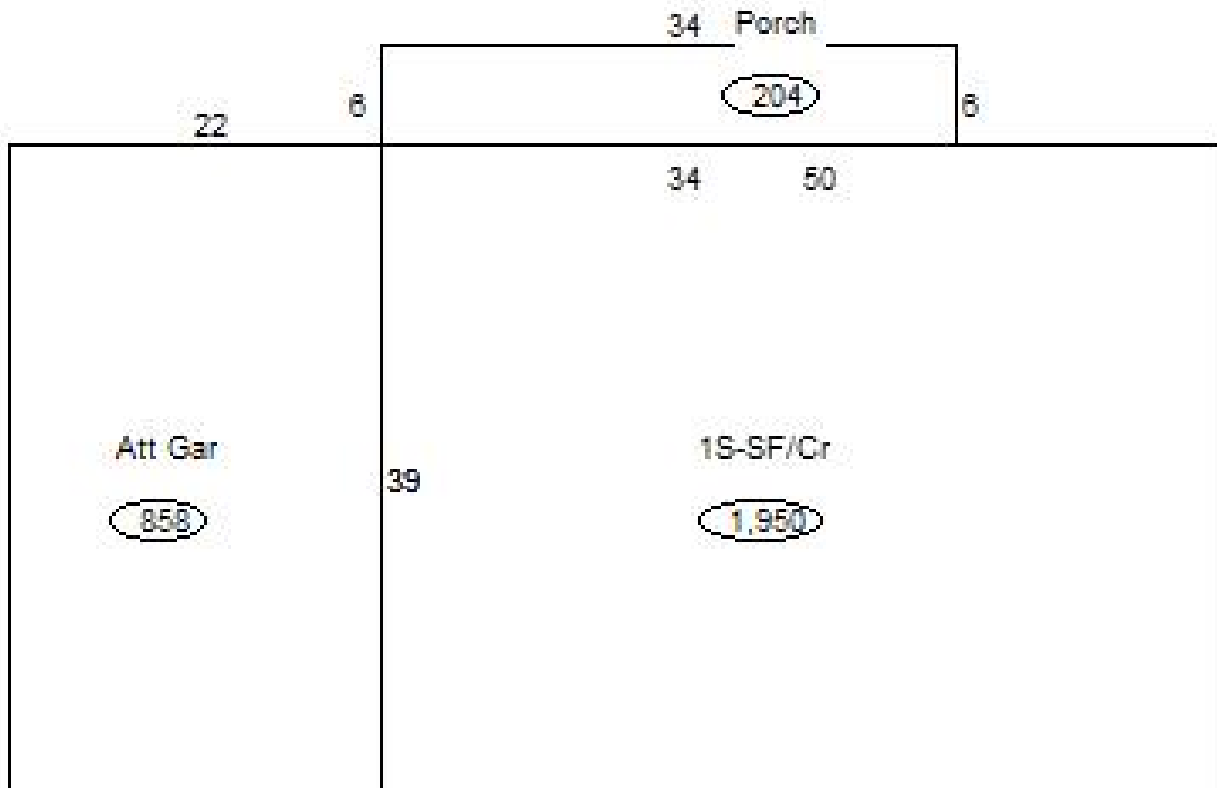
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,950	1.000	1,950
2	G	1		20	Att Gar	858	1.000	858
3	M	RSPC		20	Porch	204	1.000	204
Total Building Area						1,950		1,950



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Driveway	65x23x0			1,495
	Qual	3	Cond 3	Year 1966	Eff Age 60	
				0		
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.00 x 1,495)		5,980		5,980	4,784	1,196
	PACN	Paving - Concrete / Slab by Lawn Shed	10x8x0			80
	Qual	3	Cond 3	Year 1966	Eff Age 60	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
Base Cost (7.35 x 80)		588		588	470	118