



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 300006662 Parcel ID 2150-00-007-005-0-001-00 Cadastral ID 2150-007-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 25560 METHENEY, DANEAN MARIE 810 W OKLAHOMA DR. LAVERNE OK 73848- Parcel Location Situs 00810 OKLAHOMA DR Subdivision SOUTH PARK ADDN Lot/Block 0005 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-007-005-0-001-00 4/25/2022 ACCT. #6662</p> <p>House/Driveway/Porch/Carport 4/26/2022</p>																																												
Legal Description					Building Permits																																												
SOUTH PARK ADD. BLOCK 7 LOT 5 BOOK 782 PAGE 159 WD DANEAN MARIE METHENEY					<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																																			
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Parcel Valuation																																																	
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																								
Remove Cap	2025	Land Value	6,149	6,149	12%	738	Assessed	19,800	1,330.36																																								
Year Frozen		Improvements	158,851	158,851		19,062	Penalty	0																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																								
TIF Project ID	0	Total Value	165,000	165,000		19,800	Total Taxable	19,800	1,330.00																																								
Assessment History																																																	
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																								
2025	2025-300006662	METHENEY, DANEAN MARIE			202	165,000	0	19,800	1,330.00																																								
2024	2024-300006662	METHENEY, DANEAN MARIE			202	161,421	0	17,838	1,186.00																																								
2023	2023-300006662	DOMER, COLLIN &			202	148,933	0	16,988	1,141.00																																								
2022	2022-300006662	DOMER, COLLIN &			202	134,827	0	16,179	1,095.00																																								
2021	2021-300006662	DOMER, COLLIN &			202	134,827	0	16,179	1,117.00																																								
2020	2020-300006662	DOMER, COLLIN &			202	134,827	0	16,179	1,096.00																																								
2019	2019-0006662	DOMER, COLLIN &			202	130,880		15,706	937.00																																								
2018	2018-0006662	SMITH, LOREN M. AND			202	134,794		16,175	965.00																																								
2017	2017-0006662	SMITH, LOREN M. AND			202	135,000		16,200	967.00																																								
2016	2016-0006662	SMITH, LOREN M. AND			202	126,665		15,200	907.00																																								
2015	2015-0006662	OHAIR, DAN E. &			202	130,000		15,600	931.00																																								
2014	2014-0006662	OHAIR, DAN E. &			202	130,000		15,600	931.00																																								
2013	2013-0006662	OHAIR, DAN E. &			202	85,159		9,219	550.00																																								



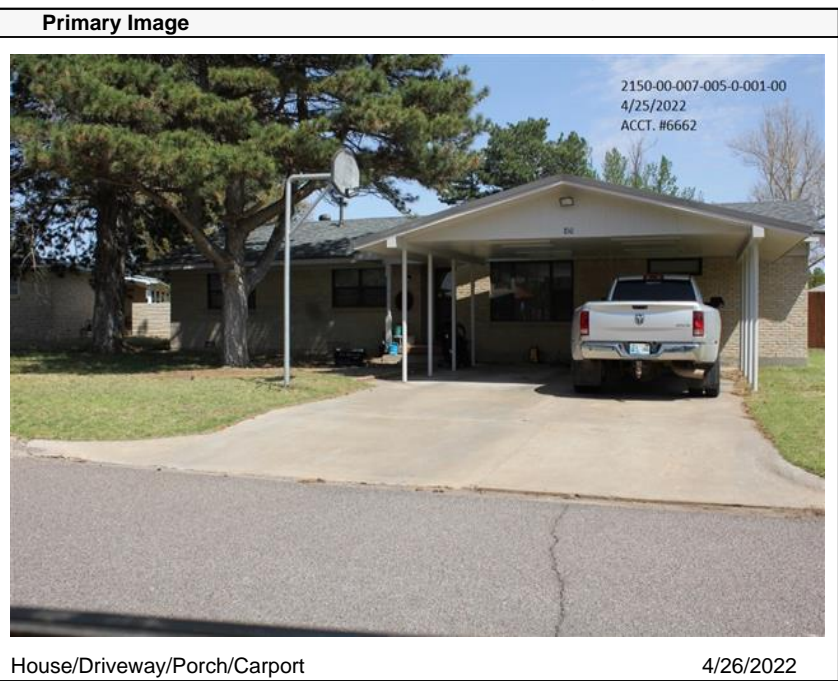
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Lot Data		Square-Foot - SOUTHPARK ADD	
Lot Size	0	0	
Lot Count			
Units Buildable	6149		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	12,297.00 x .50 = 6,149		
Factor Value			
Adjustments			
Lot Value	6,149		



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

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	2,732 / 2,732
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1966 / 44

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		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	139,768		
Lot Value	6,149		
Indicated Value	145,917	53.41	Per SqFt
Agland Value			
Site Improvements	19,241		
Total Value	165,158	60.45	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	82.67	Total Misc Impr	+ 2,575
Roofing Adj	+ 3.60	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 274,054
Heat/Cool Adj	+ 10.77	Depreciation (49%)	- 134,286
Plumbing Adj	+ 2.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,768
Adj Base Cost	= 99.37	Lot Value	+ 6,149
Total Area	x 2,732	Indicated Value	= 145,917
Adjusted Cost	= 271,479	Value Per SqFt	53.41

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	7117	8x8		64	40.24		2,575



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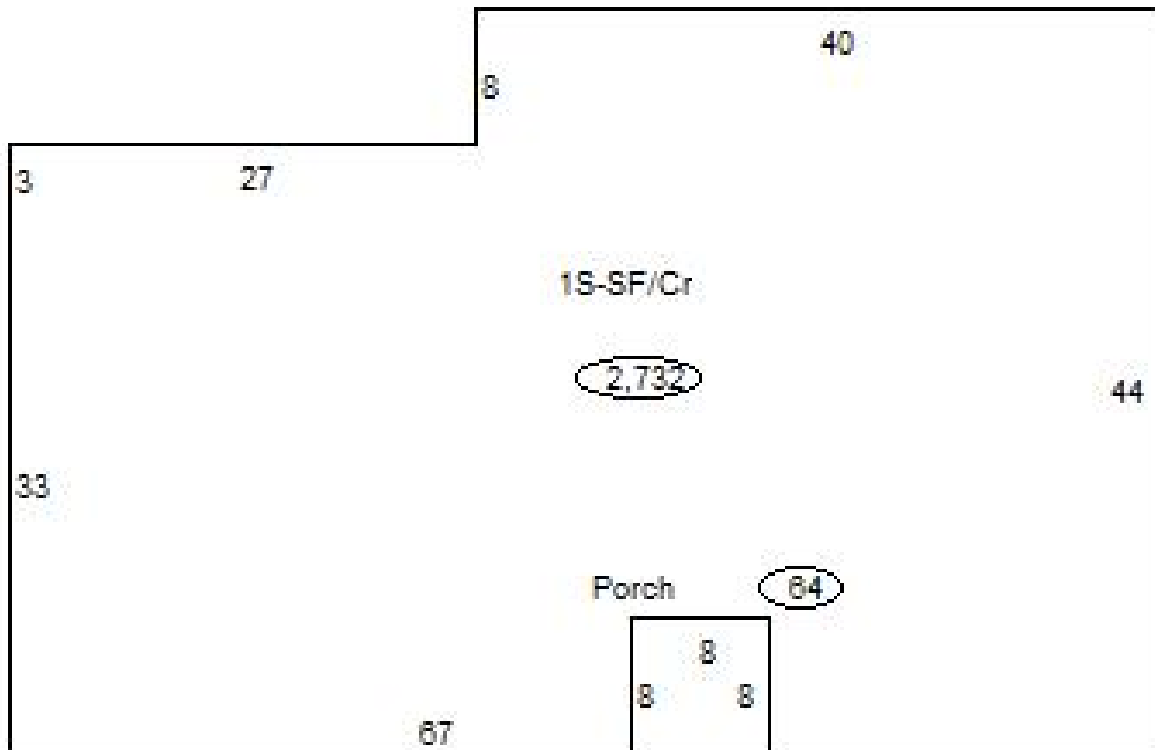
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,732	1.000	2,732
2	M	RSPC		20	Porch	64	1.000	64
Total Building Area						2,732		2,732



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small / Pool House	28x27x10		Composition Roll	756		
	Qual	3	Cond	3	Year	2015	Eff Age	11
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (44% Phys/ % Func)	RCNLD		
Base Cost (17.49 x 756)		13,222			13,222	5,818	7,404	
	CPDT	Carport - Detached FRONT OF HOUSE	26x20x10	Concrete	Composition Roll	520		
	Qual	4	Cond	4	Year	1981	Eff Age	36
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (11.26 x 520)		5,855			5,855	4,684	1,171	
	GRDT	Garage - Detached	31x18x0		Composition Roll	558		
	Qual	4	Cond	4	Year	1976	Eff Age	40
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (64% Phys/ % Func)	RCNLD		
Base Cost (48.22 x 558)		26,907			26,907	17,220	9,687	
	PACN	Paving - Concrete / Driveway	43x22x0			946		
	Qual	3	Cond	3	Year	1966	Eff Age	60
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (4.09 x 946)		3,869			3,869	3,095	774	
	PACN	Paving - Concrete / Driveway (Detached)	14x12x0			168		
	Qual	3	Cond	3	Year	1966	Eff Age	60
				0				
				0				
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD		
Base Cost (6.09 x 168)		1,023			1,023	818	205	