



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:48
 Page 1

Assessment Data					Primary Image														
Account 300006670 Parcel ID 2160-00-002-005-0-001-00 Cadastral ID 2160-002-005-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25812 OUTHOUSE, MERCEDES P O BOX 872 LAVERNE OK 73848- Parcel Location Situs 01117 CEDAR DR Subdivision WIEDRICH ADDN Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200200 - SHUMANS\PARKWEID School District 1-LAVERN - 1-LAVERNE					<p>2160-00-002-005-0-001-00 03/10/23</p>														
HOUSE 3/13/2023																			
Legal Description Lat/Long: 36.70474901 -99.89566272					Building Permits														
WIEDRICH ADD BLOCK 2 LOT N5' OF LOT 4; LOT 5 LESS N 7 1/2' BOOK 777 PAGE 471					<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										
					791/516	OUTHOUSE, JARED LANE AND	09/10/2025	0	04										
					777/471	MULLINS, BRUCE A. &	08/31/2023	115,000	Q										
					710/23	DREW, HAROLD MAX AND	07/07/2015	100,000	QV										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap	2024	Land Value	5,937	5,937	12%	712	Assessed	14,289	960.08										
Year Frozen		Improvements	113,135	113,135		13,577	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	119,072	119,072		14,289	Total Taxable	14,289	960.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006670	OUTHOUSE, MERCEDES	202	119,072	0	14,289	960.00												
2024	2024-300006670	OUTHOUSE, JARED LANE AND	202	115,000	0	13,799	918.00												
2023	2023-300006670	OUTHOUSE, JARED LANE AND	202	97,371	1000	10,684	718.00												
2022	2022-300006670	MULLINS, BRUCE A. &	202	97,371	1000	10,684	723.00												
2021	2021-300006670	MULLINS, BRUCE A. &	202	97,371	1000	10,684	738.00												
2020	2020-300006670	MULLINS, BRUCE A. &	202	97,371	1000	10,684	724.00												
2019	2019-0006670	MULLINS, BRUCE A. &	202	97,256		10,670	637.00												
2018	2018-0006670	MULLINS, BRUCE A. &	202	98,937		10,872	649.00												
2017	2017-0006670	MULLINS, BRUCE A. &	202	98,229		10,787	644.00												
2016	2016-0006670	MULLINS, BRUCE A. &	202	100,000		10,999	656.00												
2015	2015-0006670	MULLINS, BRUCE A. &	202	103,612		7,245	432.00												
2014	2014-0006670	DREW, HAROLD MAX AND	202	105,251		7,005	418.00												
2013	2013-0006670	DREW, HAROLD MAX AND	202	64,767		6,771	404.00												



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 Time 07:25:48
 Page 2

Lot Data	Square-Foot - SHUMANS\PARK\WEID	Primary Image
Lot Size	0 0	
Lot Count		
Units Buildable	5937	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,194.00 x .45 = 5,937	
Factor Value		
Adjustments		
Lot Value	5,937	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 45

HOUSE	3/13/2023
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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	92.49	Total Misc Impr	+ 4,060
Roofing Adj	+ 4.05	Garage Cost	+ 17,547
Subfloor Adj	+ -1.96	Total RCN	= 179,304
Heat/Cool Adj	+ 10.77	Depreciation (50%)	- 89,652
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,652
Adj Base Cost	= 112.32	Lot Value	+ 5,937
Total Area	x 1,404	Indicated Value	= 95,589
Adjusted Cost	= 157,697	Value Per SqFt	68.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,652		
Lot Value	5,937		
Indicated Value	95,589	68.08	Per SqFt
Agland Value			
Site Improvements	21,474		
Total Value	117,063	83.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	7139	16x6	2010	96	40.67		3,904
PATO	Slab Porch - Open	8801	4x4	1976	16	9.78		156



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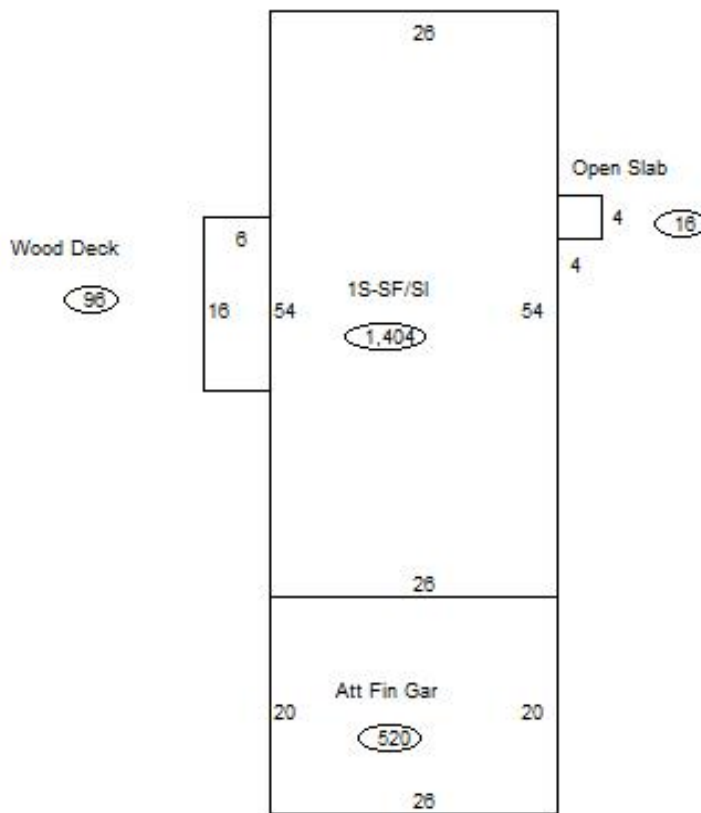
Date 02/06/2026

Time 07:25:48

Page 3

Sketch Image

300006670



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,404	1.000	1,404
2	G	5		20	Att Fin Gar	520	1.000	520
3	M	WODC		20	Wood Deck	96	1.000	96
4	M	PATO		20	Open Slab	16	1.000	16
Total Building Area						1,404		1,404



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Time 07:25:48
Page 4

300006670

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	40x30x14		Formed Metal	1,200	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	Valuation Summary			Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (26.97 x 1,200)	32,364		32,364	11,975	20,389
	PACN	Paving - Concrete	20x20x0			400	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.17 x 400)	1,668		1,668	1,334	334
	PAVA	Paving - Asphalt	42x20x0			840	
	Qual	3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (4.47 x 840)	3,755		3,755	3,004	751