



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	300010455				<p>2001-00-035-020-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-035-020-0-001-00													
Cadastral ID	2001-035-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	16390													
STINSON, GARY EUGENE														
520 SW 3RD ST LAVERNE OK 73848-0000														
Parcel Location														
Situs	2135201													
Subdivision	LAVERNE ORIG.													
Lot/Block	0020 / 0035	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70492784 -99.89523649														
LAVERNE ORIG BLOCK 35 LOTS 20-21														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	669/522	WARD, ALFRED	05/24/2011	30,000	Q					
					/	STINSON, GARY EUGENE								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	3,662	246.05					
Year Frozen		Improvements	27,714	27,714		3,326	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-67.00					
TIF Project ID	0	Total Value	30,514	30,514		3,662	Total Taxable	2,662	179.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300010455	STINSON, GARY EUGENE	202	30,514	1000	2,662	179.00							
2024	2024-300010455	STINSON, GARY EUGENE	202	32,312	1000	2,717	181.00							
2023	2023-300010455	STINSON, GARY EUGENE	202	30,073	1000	2,609	175.00							
2022	2022-300010455	STINSON, GARY EUGENE	202	30,073	1000	2,609	177.00							
2021	2021-300010455	STINSON, GARY EUGENE	202	30,073	1000	2,609	180.00							
2020	2020-300010455	STINSON, GARY EUGENE	202	30,073	1000	2,609	177.00							
2019	2019-0010455	STINSON, GARY EUGENE	202	29,299		3,516	210.00							
2018	2018-0010455	WINGERTER, HAZEL V.	202	31,683		3,802	227.00							
2017	2017-0010455	WINGERTER, HAZEL V.	202	30,431		3,652	218.00							
2016	2016-0010455	WINGERTER, HAZEL V.	202	30,431		3,652	218.00							
2015	2015-0010455	WINGERTER, HAZEL V.	202	30,044		3,605	215.00							
2014	2014-0010455	WINGERTER, HAZEL V.	202	32,113		3,806	227.00							
2013	2013-0010455	WINGERTER, HAZEL V.	202	30,205		3,625	216.00							




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	 <p>2001-00-035-020-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.2 - Average
Architecture	TRAD TRADITIONAL
Style	68% One Story 32% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,277 / 1,281
Style	68% One Story - 32% 1 1/2 Story Finished
HVAC	1 Wall Air Conditioners (Count) 1 Wall Air Conditio
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 86

Cost Approach		Manual :	
Base Cost	88.54	Total Misc Impr	+ 5,901
Roofing Adj	+ 5.37	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 132,951
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 106,361
Plumbing Adj	+ 5.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,590
Adj Base Cost	= 99.18	Lot Value	+ 2,800
Total Area	x 1,281	Indicated Value	= 29,390
Adjusted Cost	= 127,050	Value Per SqFt	22.94

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	26,590		
Lot Value	2,800		
Indicated Value	29,390	22.94	Per SqFt
Agland Value			
Site Improvements	1,339		
Total Value	30,729	23.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4810	5x4		20	42.01		840
FPR1	Fireplace - Residential 1 Story			1	1	5,060.75		5,061



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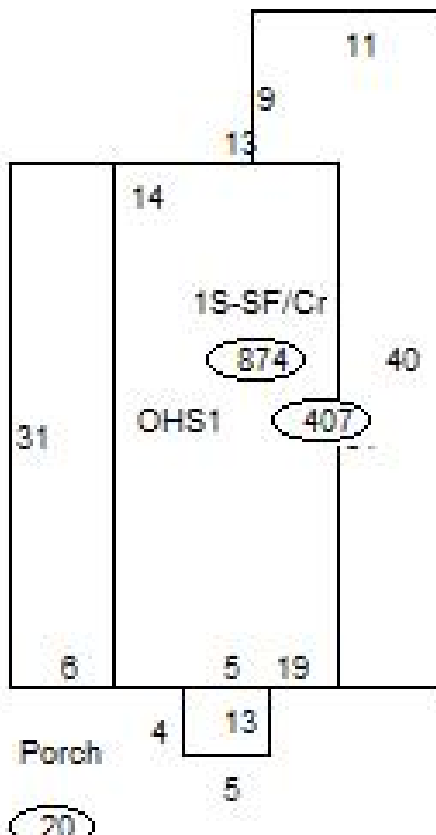
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Sketch Image

300010455



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	874	1.000	874
2	M	RSPC		20	Porch	20	1.000	20
3	R	5	Crawl	20	OHS1	403	1.010	407
Total Building Area						1,277		1,281



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	16x20x8		Formed Metal	320
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.94 x 320)		2,541	2,541	2,033	508
	SHDS	Yard Shed - Metal	16x12x8		Composition Shingle	192
	Qual	3	Cond 3	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.63 x 192)		4,153	4,153	3,322	831