



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:36:04
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Assessment Data

Account 300011853
Parcel ID 2150-00-001-008-0-002-00
Cadastral ID 2150-001-008-00-0-001-00
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 1T LAVER
Subdivision SOUTH PARK ADDN
Lot/Block 0008 / 0001 Parcel Size .8 - Lots
Sec/Twn/Rng / / /
Neighborhood 200300 - SOUTHPARK
School District 1-LAVERN - 1-LAVERNE

Primary Image



EQUIPMENT SHED 1/21/2025

Legal Description

Lat/Long: 36.74571012 -99.82060800

SOUTH PARK BLOCK 1 EAST 65' OF LOT 8 BOOK 777 PAGE 839 QCD

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
777/839	CARNAGEY, DEREK &	09/29/2023	3,500	Q

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2024	Land Value 3,504	3,504	12%	420	Assessed	11,981	805.00
Year Frozen		Improvements 96,343	96,343		11,561	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 99,847	99,847		11,981	Total Taxable	11,981	805.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300011853	NICHOLS, BLAKE &	202	99,847	0	11,981	805.00
2024	2024-300011853	NICHOLS, BLAKE &	202	3,500	0	420	28.00
2023	2023-300011853	NICHOLS, BLAKE &	202	3,504	0	420	28.00



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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value 7,007.00 x .50 = 3,504 Factor Value Adjustments Lot Value 3,504		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

EQUIPMENT SHED	1/21/2025
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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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 3,504
Total Area	x	Indicated Value	= 3,504
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	3,504		
Indicated Value	3,504	0.00	Per SqFt
Agland Value			
Site Improvements	94,284		
Total Value	97,788	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	40x8x0	Concrete		320
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.19 x 320)		1,341		1,341	67
	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual	4	Cond 4	Year 2024	Eff Age 2	
	Office Finish	Area	400			26,955
	Warm & Cooled Air	Total Area	400			2,404
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (27.72 x 2,400)		66,528	29,359	95,887	2,877	93,010