



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:36:44
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Assessment Data	Primary Image
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Account 300012028
 Parcel ID 2110-00-001-005-0-002-00
 Cadastral ID 2110-001-005-00-0-001-00
 Property Type REAL - Real Property
 Property Class UC VI Area 1
 Tax Area 202 - 1T-LAVERNE-C
 Name ID 14952
 WARD, PATSY ANN



402 SW MISSOURI AVE
 LAVERNE OK 73848-0000

Parcel Location

Situs
 Subdivision MOREY ADDN--LAVERNE
 Lot/Block 0005 / 0001 Parcel Size .41 - Acres
 Sec/Twn/Rng / / /
 Neighborhood 200100 - LAVERNE ORIG\MULTI
 School District 1-LAVERN - 1-LAVERNE

CARPORY & SHIPPING CONTAINER 9/5/2025

Legal Description	Building Permits
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MOREY ADDITION TRACT 0.42 AC IN LOT 1 TRACT 5
 Lat/Long: 36.96863120 -99.45882900

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
790/172	MULBERRY, TRACY L.	06/10/2025		04

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	Land Value	4,871	620	12%	74	Assessed	74	4.97
Year Frozen	Improvements	0	0		0	Penalty	0	
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	Total Value	4,871	620		74	Total Taxable	74	5.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300012028	WARD, PATSY ANN	202	4,871	0	71	5.00



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 0</p> <p>Non-Ag Acres 0.41</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="text-align: right;">0</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 18,069.00 x .80 = 14,455</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 14,455</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,600</p> <p>Total Improvement Value 4,600</p> <p>Land Value 14,455</p> <p>Cost Approach Value 19,055</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 4,600</p> <p>Land Value 14,455</p> <p>Total Appraised Value 19,055</p>	



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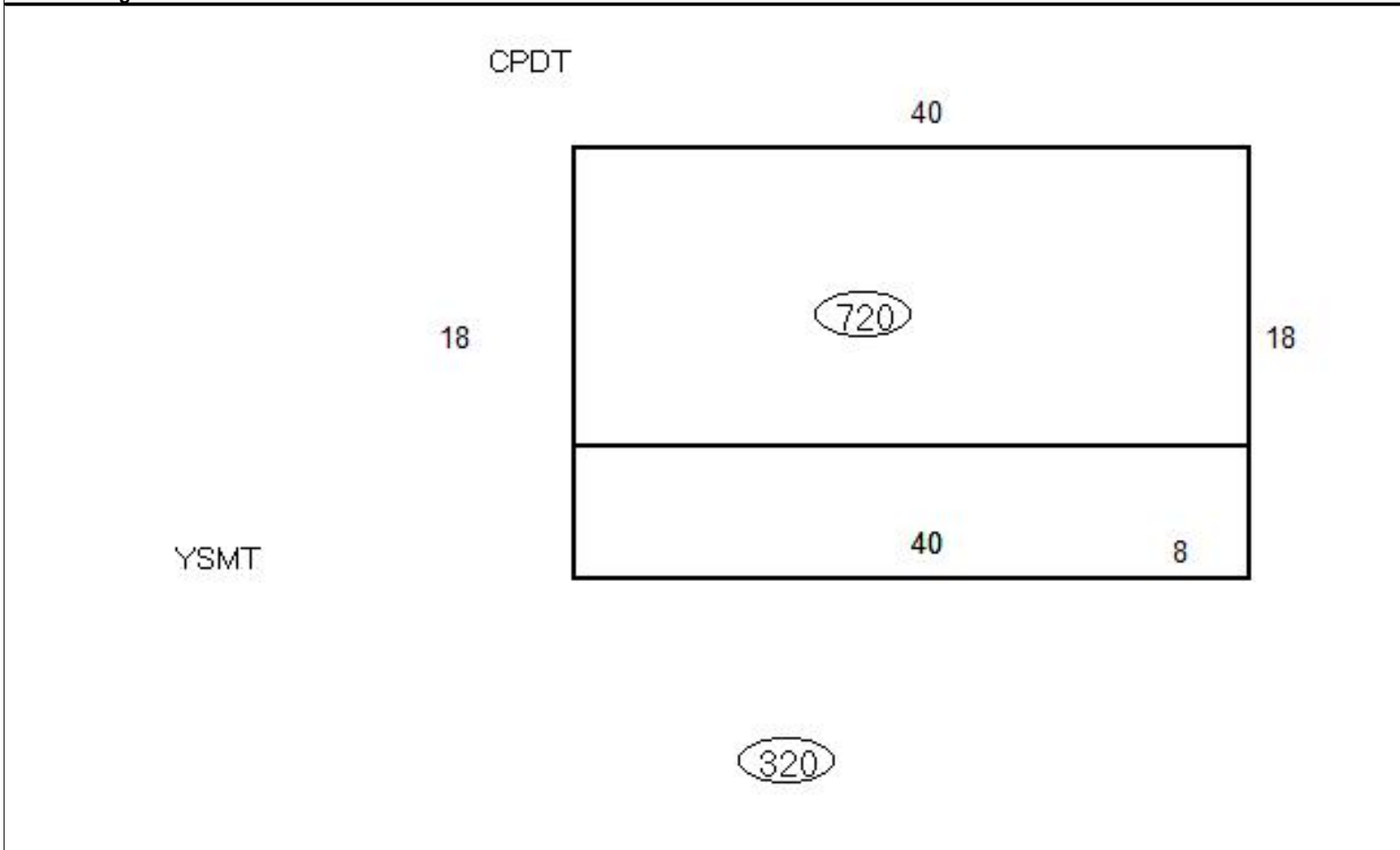
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Sketch Image

300012028



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	CPDT		13	CPDT	720	1.000	720
2	O	SHDS		13	YSMT	320	1.000	320

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	40x20x10	Dirt	Formed Metal	720
	Qual 3	Cond 3	Year 2014	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.08 x 720)			4,378 2,277	2,101

	SHDS	Yard Shed - Metal / SHIPPING CONTAINER	40x8x6	Dirt	Formed Metal	320
	Qual 3	Cond 3	Year 2014	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (14.46 x 320)			4,627 2,128	2,499

Total Site Improvement Value 4,600