



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:03:19
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300000810 Parcel ID 0000-28-25N-25W-2-003-00 Cadastral ID 0000-25N-25W-28-2-003-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12694 BULLDOG DISPOSAL INC. PO BOX 504 LAVERNE OK 73848-0000 Parcel Location Situs 02733 US HWY 283 Subdivision Lot/Block / Parcel Size 1.96 - Acres Sec/Twn/Rng 28 / 25 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.66249250 -99.97638442 SEC. 28-25-25 1.96 ACRE TRACT OF LAND IN NW4 BOOK 651 PAGE 532																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Primary Image		
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.96</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 181 RURAL COMMERCIAL</p> <p>Value Method Acre</p> <p>Base Lot Value 1.96 x 5,000.00 = 9,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,800</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 3,353</p> <p>Total Improvement Value 3,353</p> <p>Land Value 9,800</p> <p>Cost Approach Value 13,153</p>	<th data-bbox="704 884 1588 909">Image Information</th>		Image Information
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 3,353</p> <p>Land Value 9,800</p> <p>Total Appraised Value 13,153</p>		



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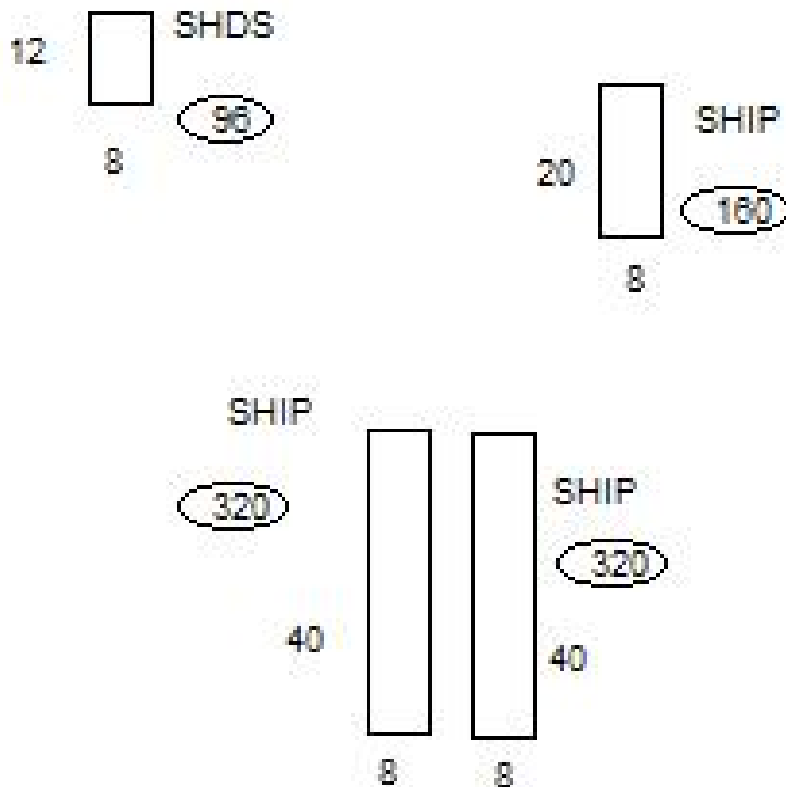
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Sketch Image

300000810



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHIP		50	SHIP	320	1.000	320
2	O	SHIP		50	SHIP	320	1.000	320
3	O	SHIP		50	SHIP	160	1.000	160
4	O	SHDS		50	SHDS	96	1.000	96

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x8	Dirt		320
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.31 x 320)				1,699	340	1,359
SHIP	Shipping/Storage Container		40x8x8	Dirt		320
Qual 3	Cond 3	Year 2020	Eff Age 5			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.31 x 320)				1,699	340	1,359
SHIP	Shipping/Storage Container		20x8x8	Dirt		160
Qual 3	Cond 3	Year 2005	Eff Age 16			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.31 x 160)				850	595	255
SHDS	Shed - Small OFFICE		12x8x8	Dirt	Formed Metal	96
Qual 3	Cond 3	Year 1990	Eff Age 36			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.78 x 96)				1,899	1,519	380
Total Site Improvement Value						3,353