



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:14:27
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Assessment Data					Primary Image																																																																																																																				
Account 300001659 Parcel ID 0000-15-26N-25W-3-001-00 Cadastral ID 0000-26N-25W-15-3-001-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 25393 BARBY, ALLEN AND PAULA JO BARBY JOINT REV TRUST P.O. BOX 442 LAVERNE OK 73848- Parcel Location Situs 01992 US HWY 283 Subdivision Lot/Block / Parcel Size 1.8 - Acres Sec/Twn/Rng 15 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.76081305 -99.85962555 SEC.15-26-25 TRACT IN SW4 BOOK 777 PAGE 597																																																																																																																									
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 1.8</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 1.80 x 5,000.00 = 9,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,000</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,680</p> <p>Total Base Value 235,814</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 235,814</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 47,163</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 47,163</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 244</p> <p>Total Improvement Value 47,407</p> <p>Land Value 9,000</p> <p>Cost Approach Value 56,407 15.33/SqFt</p>	<p>Image Information</p> <p>Image ID 19871</p> <p>Image Date 6/23/2022</p> <p>Name 1659_1.JPG</p> <p>Description Building</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 244</p> <p>Land Value 9,000</p> <p>Total Appraised Value 56,407 15.33/SqFt</p>



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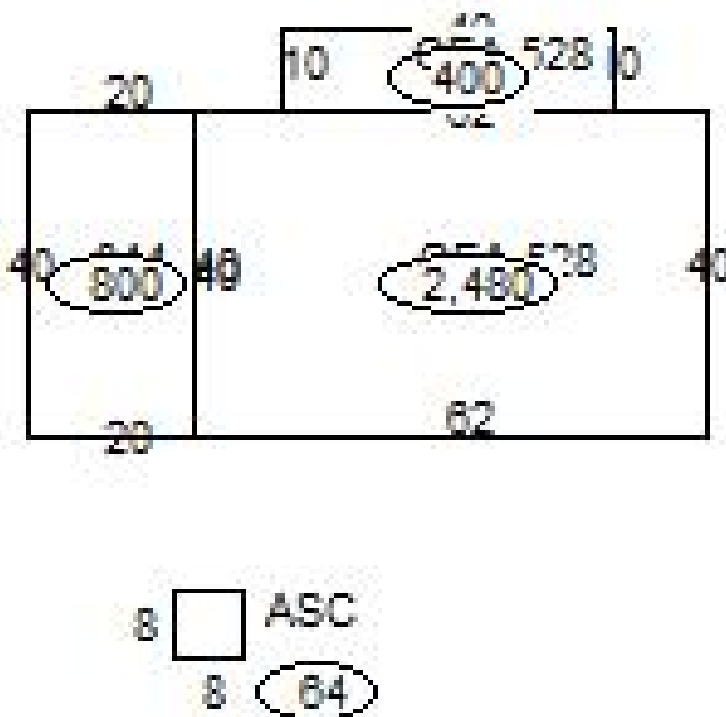
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Sketch Image

300001659



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		59	344	800	1.000	800
2	C	528		59	GFA-528	2,480	1.000	2,480
3	C	528		59	GFA-528	400	1.000	400
4	O	ASC		59	ASC	64	1.000	64
Total Building Area						3,680		3,680



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Account 300001659
Parcel ID 0000-15-26N-25W-3-001-00
Cadastral ID 0000-26N-25W-15-3-001-00

Tax Area Code 101
Property Class RC
Owners Name BARBY, ALLEN AND PAULA JO BARBY

Building Data

Building ID 3
Building Sequence 1
Occupancy 1 344 Office Building 22%
Occupancy 2 528 Service Repair Garage 78%
Occupancy 3
Total Floor Area 3,680
Average Perimeter 424
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1950
Effective Age 76
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 2.25 - Fair
Condition 3 - Average
Exterior Wall 117 - Invalid ExteriorWall Code
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description VI AREA 4
Base Cost 57.72
Wall Cost 0.00
HVAC Cost 6.36
Basement Cost 0.00
Total Base Cost 64.08
Total Area 3,680
Base RCN 235,814
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 235,814
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (188,651)
Total RCNLD 47,163
Lump Sums
Total Building Value 47,163 \$ 12.82 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ASC	Awing/Shelter/Carport	8x8x8	Dirt	Formed Metal	64	
	Qual	3	Cond 3	Year	2023	Eff Age 2	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.09 x 64)				262	18		244
Total Site Improvement Value						244	