



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	300001662													
Parcel ID	0000-15-26N-25W-3-004-00													
Cadastral ID	0000-26N-25W-15-3-004-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13055													
HUSTED BROS., A PARTNERSHIP														
534 E 22 ROAD LAVERNE OK 73848-0000														
Parcel Location														
Situs	01972 US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	2.85 - Acres											
Sec/Twn/Rng	15 / 26 / 25 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.61630305 -99.75293762														
SEC.15-26-25 TRACT IN SW4 BOOK 635 PAGE 711														
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	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					589/335	LIVELY, HUGH	11/12/2003	70,000	Q					
					543/706	L & L DIRT COMPANY	02/17/1999	50,000	U					
					/	HUSTED BROS., A PARTNERSHIP								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	14,250	14,250	12%	1,710	Assessed	10,165	682.99					
Year Frozen		Improvements	89,415	70,456		8,455	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	103,665	84,706		10,165	Total Taxable	10,165	683.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001662	HUSTED BROS., A PARTNERSHIP	101	103,665	0	9,681	650.00							
2024	2024-300001662	HUSTED BROS., A PARTNERSHIP	101	108,589	0	9,220	613.00							
2023	2023-300001662	HUSTED BROS., A PARTNERSHIP	101	85,122	0	8,781	590.00							
2022	2022-300001662	HUSTED BROS., A PARTNERSHIP	101	69,690	0	8,363	566.00							
2021	2021-300001662	HUSTED BROS., A PARTNERSHIP	101	69,690	0	8,363	577.00							
2020	2020-300001662	HUSTED BROS., A PARTNERSHIP	101	69,690	0	8,363	567.00							
2019	2019-0001662	HUSTED BROS., A PARTNERSHIP	101	69,690		8,363	499.00							
2018	2018-0001662	HUSTED BROS., A PARTNERSHIP	101	69,690		8,363	499.00							
2017	2017-0001662	HUSTED BROS., A PARTNERSHIP	101	69,690		8,363	499.00							
2016	2016-0001662	HUSTED BROS., A PARTNERSHIP	101	69,690		8,363	499.00							
2015	2015-0001662	HUSTED BROS., A PARTNERSHIP	101	71,538		8,585	512.00							
2014	2014-0001662	HUSTED BROS., A PARTNERSHIP	101	71,538		8,249	492.00							
2013	2013-0001662	HUSTED BROS., A PARTNERSHIP	101	65,473		7,857	469.00							



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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 2.85</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 2.85 x 5,000.00 = 14,250</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 14,250</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 6,600</p> <p>Total Base Value 358,074</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 358,074</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 82,064</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 82,064</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 372</p> <p>Total Improvement Value 82,436</p> <p>Land Value 14,250</p> <p>Cost Approach Value 96,686 14.65/SqFt</p>	<p>Image Information</p> <p>Image ID 19897</p> <p>Image Date 6/23/2022</p> <p>Name 1662_2.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 372</p> <p>Land Value 14,250</p> <p>Total Appraised Value 96,686 14.65/SqFt</p>	



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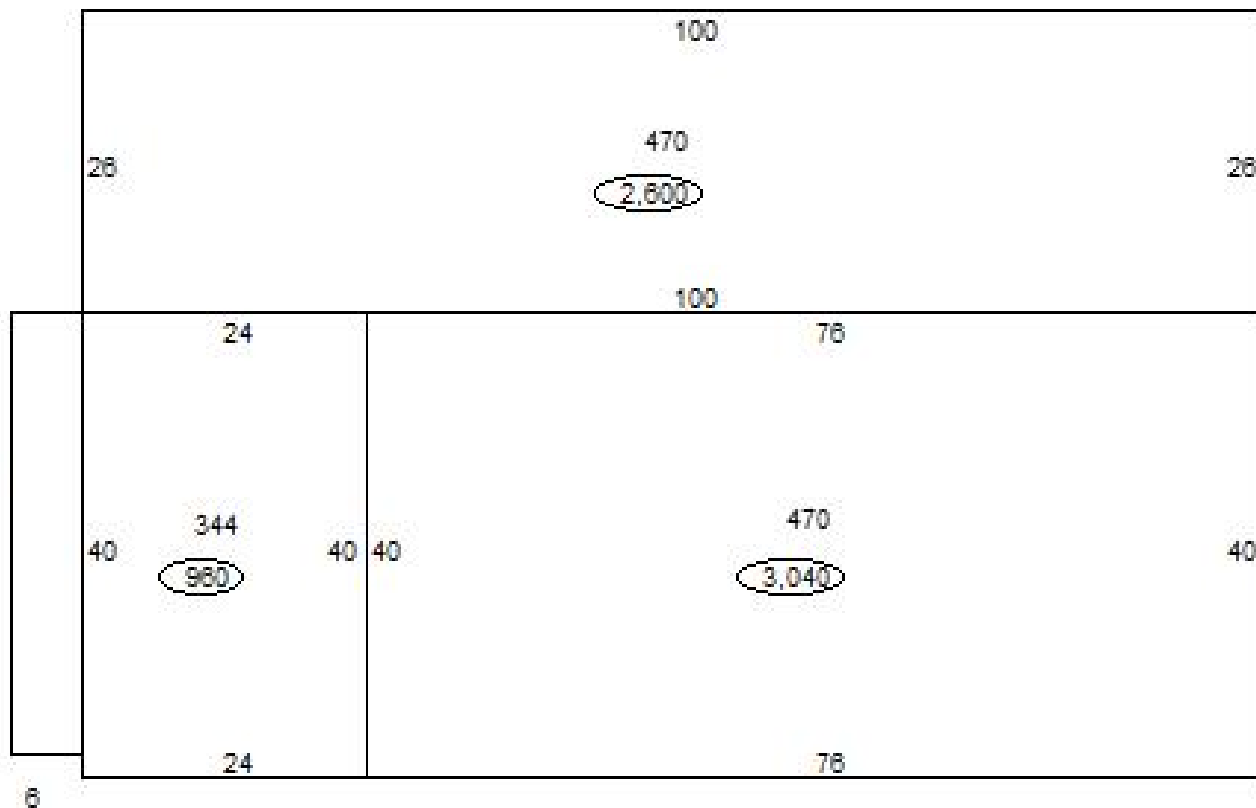
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Sketch Image

300001662



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	470		25	470	3,040	1.000	3,040
2	C	470		25	470	2,600	1.000	2,600
3	C	344		25	344	960	1.000	960
4	O	ASC		25	ASC	228	1.000	228
Total Building Area						6,600		6,600



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Account 300001662
Parcel ID 0000-15-26N-25W-3-004-00
Cadastral ID 0000-26N-25W-15-3-004-00

Tax Area Code 101
Property Class RC
Owners Name HUSTED BROS., A PARTNERSHIP

Building Data

Building ID 396
Building Sequence 1
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,040
Average Perimeter 232
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1980
Effective Age 46
Construction Class 9 - Steel Reinforced Concrete Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 40 - Curtain Aggregate Siding Panels
Heating/Cooling 8 - Warmed and Cooled Air
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 17.90
Wall Cost 2.44
HVAC Cost 12.27
Basement Cost 0.00
Total Base Cost 32.61
Total Area 3,040
Base RCN 99,134
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 99,134
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (79,307)
Total RCNLD 19,827
Lump Sums
Total Building Value 19,827 \$ 6.52 Per SqFt



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Account 300001662
Parcel ID 0000-15-26N-25W-3-004-00
Cadastral ID 0000-26N-25W-15-3-004-00

Tax Area Code 101
Property Class RC
Owners Name HUSTED BROS., A PARTNERSHIP

Building Data

Building ID 397
Building Sequence 2
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,600
Average Perimeter 252
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1985
Effective Age 41
Construction Class 9 - Steel Reinforced Concrete Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 40 - Curtain Aggregate Siding Panels
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Shed
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 17.90
Wall Cost 2.44
HVAC Cost 12.27
Basement Cost 0.00
Total Base Cost 32.61
Total Area 2,600
Base RCN 84,786
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 84,786
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (67,829)
Total RCNLD 16,957
Lump Sums
Total Building Value 16,957 \$ 6.52 Per SqFt



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Account 300001662
Parcel ID 0000-15-26N-25W-3-004-00
Cadastral ID 0000-26N-25W-15-3-004-00

Tax Area Code 101
Property Class RC
Owners Name HUSTED BROS., A PARTNERSHIP

Building Data

Building ID 398
Building Sequence 3
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1980
Effective Age 46
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
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 92.71
Wall Cost 74.49
HVAC Cost 14.21
Basement Cost 0.00
Total Base Cost 181.41
Total Area 960
Base RCN 174,154
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 174,154
Physical Depreciation 74%
Functional Depreciation
Total Depreciation 74% (128,874)
Total RCNLD 45,280
Lump Sums
Total Building Value 45,280 \$ 47.17 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	38x6x8	Concrete	Formed Metal	228
	Qual 3	Cond 3	Year 1990	Eff Age 27		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.09 x 228)		933	746	187
	PACN	Paving - Concrete	18x8x0			144
	Qual 3	Cond 3	Year 1980	Eff Age 46		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (6.43 x 144)		926	741	185
Total Site Improvement Value						372