



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:15:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300001703 Parcel ID 0000-21-26N-25W-1-004-00 Cadastral ID 0000-26N-25W-21-1-004-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13079 DAVIS, BRENDA 810 N BROADWAY AVE LAVERNE OK 73848-0000 Parcel Location Situs US HWY 283 Subdivision Lot/Block / Parcel Size .44 - Acres Sec/Twn/Rng 21 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.77541752 -99.94968444 SEC.21-26-25; TRACT IN NE4 .4468 A.																																																																																																																									
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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 0.44</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 .44 x 5,000.00 = 2,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,200</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</p> <p>Total Improvement Value</p> <p>Land Value 2,200</p> <p>Cost Approach Value 2,200</p>	<p>Image Information</p> <p>Image ID 20172</p> <p>Image Date 7/5/2022</p> <p>Name 1703_1.JPG</p> <p>Description 1</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</p> <p>Land Value 2,200</p> <p>Total Appraised Value 2,200</p>