



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	300001704													
Parcel ID	0000-21-26N-25W-1-005-00													
Cadastral ID	0000-26N-25W-21-1-005-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	13080													
TLCK HOLDINGS, LLC														
PO BOX 1180 LAVERNE OK 73848-0000														
Parcel Location														
Situs	02005 US HWY 283													
Subdivision														
Lot/Block	/	Parcel Size	12.68 - Acres											
Sec/Twn/Rng	21 / 26 / 25 / 1													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
1 7/5/2022														
Legal Description Lat/Long: 36.61570276 -99.75536563														
SEC.21-26-25 TRACT IN NE4NE4 CONTAINING 12.6795 AC.														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					752/353	FREEMAN, DWIGHT S.	04/30/2020	21,267	MQ					
					542/351	HUSTED BROS	01/07/1999	1,150,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	63,400	63,400	12%	7,608	Assessed	26,283	1,765.95					
Year Frozen		Improvements	165,894	155,626		18,675	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	229,294	219,026	26,283	Total Taxable	26,283	1,766.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001704	TLCK HOLDINGS, LLC	101	229,294	0	25,032	1,682.00							
2024	2024-300001704	TLCK HOLDINGS, LLC	101	237,172	0	23,840	1,586.00							
2023	2023-300001704	TLCK HOLDINGS, LLC	101	189,204	0	22,704	1,525.00							
2022	2022-300001704	TLCK HOLDINGS, LLC	101	189,834	0	22,780	1,542.00							
2021	2021-300001704	TLCK HOLDINGS, LLC	101	189,834	0	22,780	1,573.00							
2020	2020-300001704	TLCK HOLDINGS, LLC	101	189,834	0	21,840	1,479.00							
2019	2019-0001704	FREEMAN, DWIGHT S.	101	173,336		20,800	1,241.00							
2018	2018-0001704	FREEMAN, DWIGHT S.	101	179,386		21,526	1,285.00							
2017	2017-0001704	FREEMAN, DWIGHT S.	101	187,177		22,461	1,340.00							
2016	2016-0001704	FREEMAN, DWIGHT S.	101	193,088		23,171	1,383.00							
2015	2015-0001704	FREEMAN, DWIGHT S.	101	188,628		22,635	1,351.00							
2014	2014-0001704	FREEMAN, DWIGHT S.	101	203,483		24,418	1,457.00							
2013	2013-0001704	FREEMAN, DWIGHT S.	101	222,075		24,026	1,434.00							



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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 12.68</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 12.68 x 5,000.00 = 63,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 63,400</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 164,128</p> <p>Total Improvement Value 164,128</p> <p>Land Value 63,400</p> <p>Cost Approach Value 227,528</p>	<p>Image Information</p> <p>Image ID 20173</p> <p>Image Date 7/5/2022</p> <p>Name 1704_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 164,128</p> <p>Land Value 63,400</p> <p>Total Appraised Value 227,528</p>



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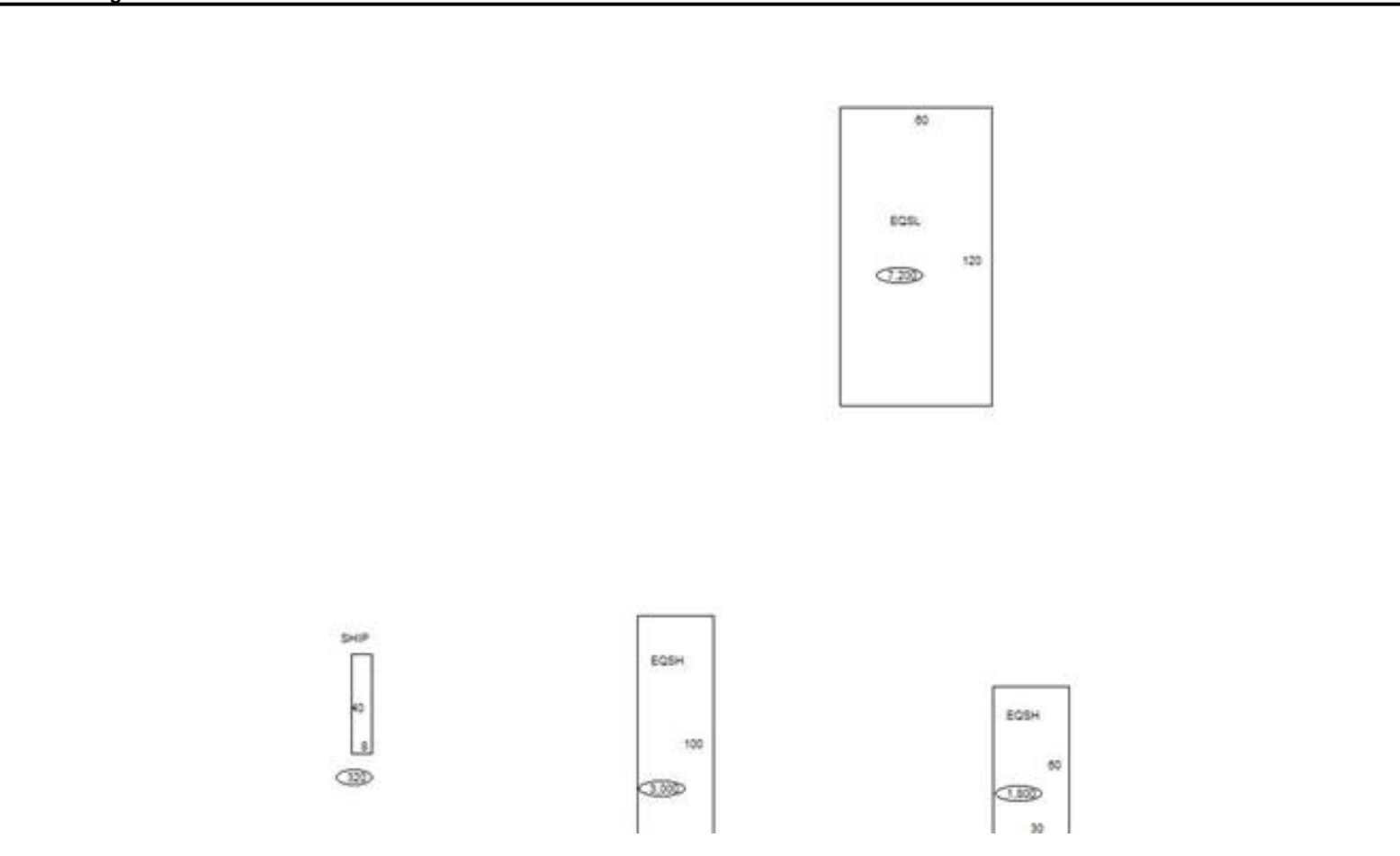
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Sketch Image

300001704



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	EQSL		50	EQSL	7,200	1.000	7,200
2	O	EQSH		50	EQSH	3,000	1.000	3,000
3	O	EQSH		50	EQSH	1,800	1.000	1,800
4	O	SHIP		50	SHIP	320	1.000	320

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSL	Equipment Shelter	60x120x14		Formed Metal	7,200
	Qual 4	Cond 4	Year 2020	Eff Age 5		
	Valuation Summary Base Cost (17.88 x 7,200)		Modifier Total	RCN 128,736	Depr (% Phys/ % Func) 11,586	RCNLD 117,150
	SHIP	Shipping/Storage Container	40x8x8			320
	Qual 4	Cond 4	Year 2014	Eff Age 7		
	Valuation Summary Base Cost (6.90 x 320)		Modifier Total	RCN 2,208	Depr (% Phys/ % Func) 618	RCNLD 1,590
	EQSH	Equipment Shed	100x30x10		Formed Metal	3,000
	Qual 4	Cond 4	Year 1990	Eff Age 29		
	Valuation Summary Base Cost (20.82 x 3,000)		Modifier Total	RCN 62,460	Depr (% Phys/ % Func) 35,602	RCNLD 26,858
	EQSH	Equipment Shed	60x30x12		Formed Metal	1,800
	Qual 5	Cond 4	Year 1990	Eff Age 29		
	Valuation Summary Base Cost (23.94 x 1,800)		Modifier Total	RCN 43,092	Depr (% Phys/ % Func) 24,562	RCNLD 18,530
Total Site Improvement Value						164,128