



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300001706 Parcel ID 0000-21-26N-25W-1-007-00 Cadastral ID 0000-26N-25W-21-1-007-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 12617 ROLF, NORMA JEAN PO BOX 362 LAVERNE OK 73848-0000 Parcel Location Situs 00811 N 176 RD Subdivision Lot/Block / Parcel Size 1.84 - Acres Sec/Twn/Rng 21 / 26 / 25 / 1 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-21-26N-25W-1-007-00 ACCT # 1706 07/01/22</p> <p>Building / Enclosed Porch 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.78091330 -99.94294053 SEC.21-26-25 TRACT IN NE4																																																																																																																									
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	1.84		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	181 RURAL COMMERCIAL		
Value Method	Acre		
Base Lot Value	1.84 x 5,000.00 = 9,200		
Factor Value	0		
Adjustments			
Lot Value	9,200		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	20180
Total Building Area	2,352	Image Date	7/5/2022
Total Base Value	76,699	Name	1706_1.JPG
Modifier Value		Description	Building / Enclosed Porch
Misc Improvements			
Replacement Cost New	76,699		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	15,340		
Economic Depreciation			
RCNLD (All Sources)	15,340		
Depreciated Improvements			
Outbuilding Value	21,661		
Total Improvement Value	37,001		
Land Value	9,200		
Cost Approach Value	46,201 19.64/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	21,661
Miscellaneous Income		Land Value	9,200
Effective Gross Income (EGI)		Total Appraised Value	46,201 19.64/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

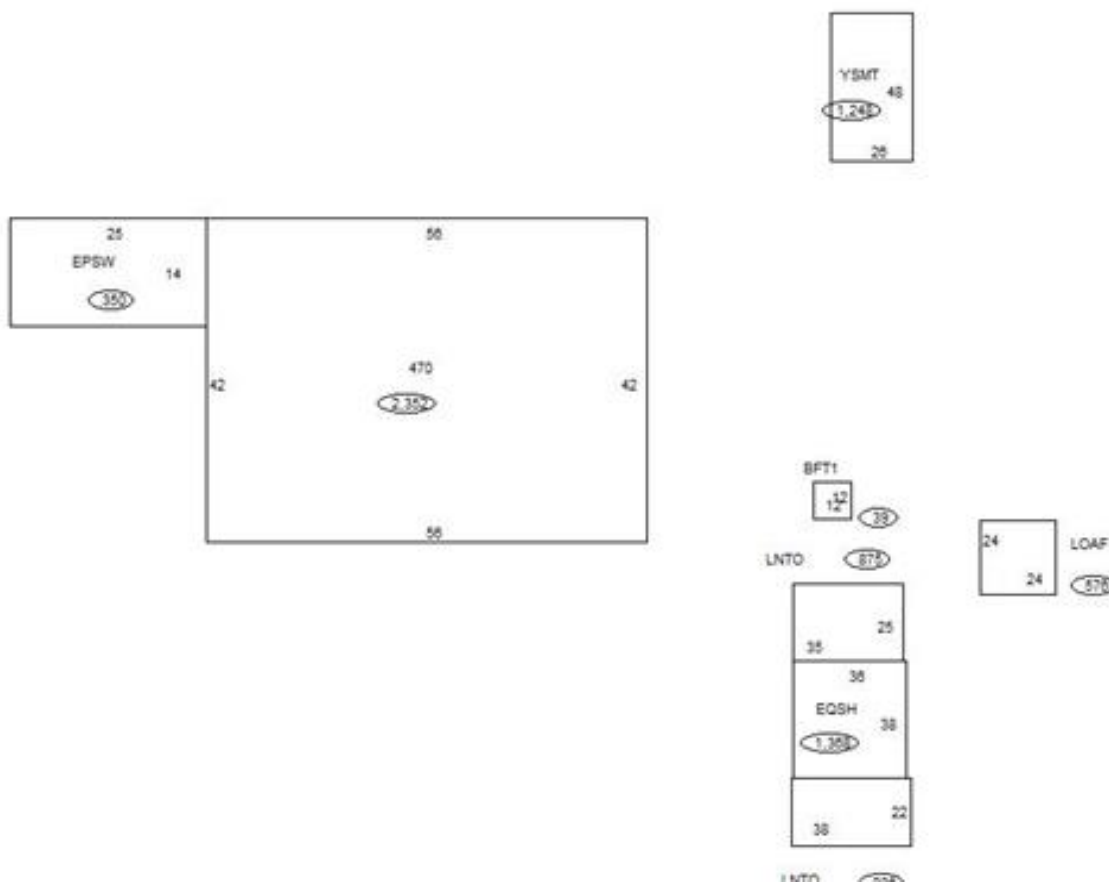
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Sketch Image

300001706



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	470		20	470	2,352	1.000	2,352
2	O	EPSW		20	EPSW	350	1.000	350
3	O	SHDS		50	YSMT	1,248	1.000	1,248
4	O	EQSH		50	EQSH	1,368	1.000	1,368
5	O	LNT0		50	LNT0	875	1.000	875
6	O	LNT0		50	LNT0	836	1.000	836
7	O	LOAF		50	LOAF	576	1.000	576
8	O	BFT1		50	BFT1	39	1.000	39
Total Building Area						2,352		2,352



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Account 300001706
Parcel ID 0000-21-26N-25W-1-007-00
Cadastral ID 0000-26N-25W-21-1-007-00

Tax Area Code 101
Property Class RC
Owners Name ROLF, NORMA JEAN

Building Data

Building ID 408
Building Sequence 1
Occupancy 1 470 Equipment (Shop) Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,352
Average Perimeter 196
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1990
Effective Age 36
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 2,352
Base RCN 76,699
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 76,699
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (61,359)
Total RCNLD 15,340
Lump Sums
Total Building Value 15,340 \$ 6.52 Per SqFt



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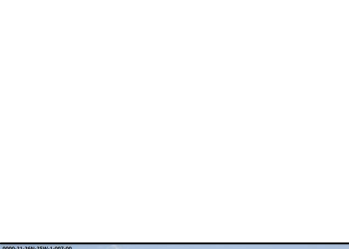





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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EPSW	Enclosed Porch - Solid Wall	25x14x8		Formed Metal	350
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (57.86 x 350)			20,251	14,986	5,265
	SHDS	Yard Shed - Metal	48x26x8	Dirt	Formed Metal	1,248
	Qual 1	Cond 1	Year 1990	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (7.42 x 1,248)			9,260	7,408	1,852
	EQSH	Equipment Shed	36x38x10	Concrete	Formed Metal	1,368
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (19.98 x 1,368)			27,333	16,946	10,387
	LNT0	Lean To - Attached / NORTH	25x35x6	Dirt	Formed Metal	875
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (5.29 x 875)			4,629	3,703	926
	LNT0	Lean To - Attached / SOUTH	22x38x8	Dirt	Formed Metal	836
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (5.32 x 836)			4,448	3,558	890
	LOAF	Loafing Shed	24x24x6	Dirt	Formed Metal	576
	Qual 3	Cond 3	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (5.98 x 576)			3,444	2,755	689
	BFT1	Bulk Feed Tank - Single	12x12x15	Dirt		39
	Qual 2	Cond 2	Year 1990	Eff Age 43		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (210.68 x 39)			8,259	6,607	1,652
Total Site Improvement Value						21,661