



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:15:13  
 Page 1

Assessment Data					Primary Image																			
Account	300001714																							
Parcel ID	0000-21-26N-25W-1-020-00																							
Cadastral ID	0000-26N-25W-21-1-020-00																							
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	US HWY 283																							
Subdivision																								
Lot/Block	/	Parcel Size	2.96 - Acres																					
Sec/Twn/Rng	21 / 26 / 25 / 1																							
Neighborhood	1000 - COUNTY																							
School District	1-LAVERN - 1-LAVERNE																							
Legal Description Lat/Long: 36.79549566 -99.95388665																								
SEC. 21-26-25 TR IN NE4 2.96 ACRES 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																								
Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax															
Remove Cap		Land Value	14,800	14,800	12%	1,776	Assessed	15,638	1,050.72															
Year Frozen		Improvements	115,515	115,515		13,862	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	130,315	130,315		15,638	Total Taxable	15,638	1,051.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-300001714	HUSTED BROS., A PARTNERSHIP			101	130,315	0	15,638	1,051.00															
2024	2024-300001714	HUSTED BROS., A PARTNERSHIP			101	140,620	0	15,215	1,012.00															
2023	2023-300001714	HUSTED BROS., A PARTNERSHIP			101	149,712	0	14,491	973.00															
2022	2022-300001714	HUSTED BROS., A PARTNERSHIP			101	115,006	0	13,801	934.00															
2021	2021-300001714	HUSTED BROS., A PARTNERSHIP			101	115,006	0	13,801	953.00															
2020	2020-300001714	HUSTED BROS., A PARTNERSHIP			101	115,006	0	13,801	935.00															
2019	2019-0001714	HUSTED BROS., A PARTNERSHIP			101	122,362		14,520	867.00															
2018	2018-0001714	HUSTED BROS., A PARTNERSHIP			101	120,012		13,828	825.00															
2017	2017-0001714	HUSTED BROS., A PARTNERSHIP			101	109,751		13,170	786.00															
2016	2016-0001714	HUSTED BROS., A PARTNERSHIP			101	115,796		13,868	828.00															
2015	2015-0001714	HUSTED BROS., A PARTNERSHIP			101	111,989		13,208	788.00															
2014	2014-0001714	HUSTED BROS., A PARTNERSHIP			101	117,467		12,580	751.00															
2013	2013-0001714	HUSTED BROS., A PARTNERSHIP			101	116,485		11,981	715.00															



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Date 02/06/2026  
 Time 06:15:13  
 Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 2.96</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 2.96 x 5,000.00 = 14,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 14,800</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,708</p> <p>Total Base Value 375,064</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 375,064</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 168,779</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 168,779</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 340</p> <p>Total Improvement Value 169,119</p> <p>Land Value 14,800</p> <p>Cost Approach Value 183,919 49.60/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 20191</p> <p>Image Date 7/5/2022</p> <p>Name 1714_1.JPG</p> <p>Description 1</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 340</p> <p>Land Value 14,800</p> <p>Total Appraised Value 183,919 49.60/SqFt</p>



Harper

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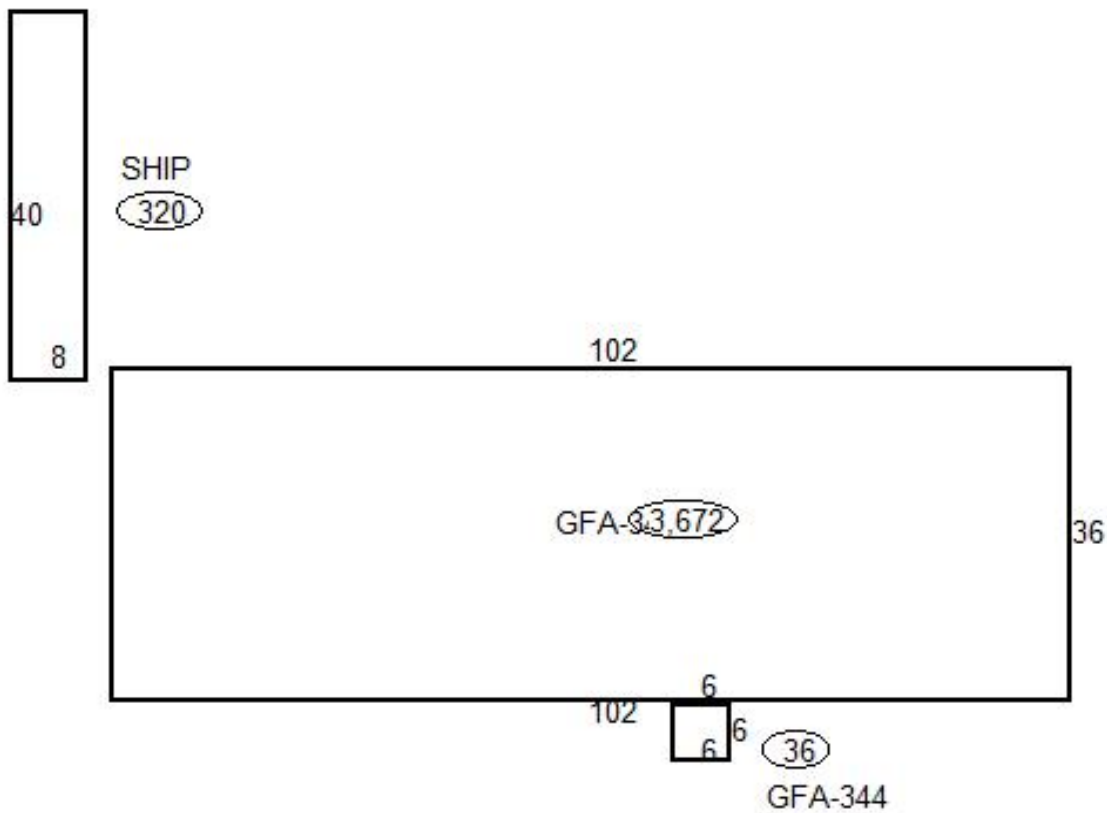
Date 02/06/2026

Time 06:15:13

Page 3

Sketch Image

300001714



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		25	GFA-344	3,672	1.000	3,672
2	C	344		25	GFA-344	36	1.000	36
3	O	SHIP		25	SHIP	320	1.000	320
<b>Total Building Area</b>						<b>3,708</b>		<b>3,708</b>



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Page 4

Account 300001714  
Parcel ID 0000-21-26N-25W-1-020-00  
Cadastral ID 0000-26N-25W-21-1-020-00

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

### Building Data

Building ID 6  
Building Sequence 1  
Occupancy 1 344 Office Building 50%  
Occupancy 2 326 Storage Garage 50%  
Occupancy 3  
Total Floor Area 3,708  
Average Perimeter 300  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1998  
Effective Age 34  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame  
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 59.20  
Wall Cost 29.02  
HVAC Cost 12.93  
Basement Cost 0.00  
Total Base Cost 101.15  
Total Area 3,708  
Base RCN 375,064  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 375,064  
Physical Depreciation 55%  
Functional Depreciation  
Total Depreciation 55% (206,285)  
Total RCNLD 168,779  
Lump Sums  
Total Building Value 168,779 \$ 45.52 Per SqFt



# Harper

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Date 02/06/2026

Time 06:15:13

Page 5

300001714

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x0			320
	Qual 3	Cond 3	Year 0	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.31 x 320)				1,699	1,359	340
<b>Total Site Improvement Value</b>						<b>340</b>