



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 300001742 Parcel ID 0000-22-26N-25W-2-003-00 Cadastral ID 0000-26N-25W-22-2-003-00 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 13078 LAVERNE FARMERS COOPERATIVE PO BOX 270 LAVERNE OK 73848-0000 Parcel Location Situs 02006 US HWY 283 Subdivision Lot/Block / Parcel Size 2.6 - Acres Sec/Twn/Rng 22 / 26 / 25 / 2 Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p>0000-22-26N-25W-2-003-00-001 6/22/2022 ACCT. #1742</p> <p>BUILDING 6/24/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.74937014 -99.62921291 SEC.22-26-25 TRACT IN NW4 and TRACT IN NW4NW4NW4; 290' X 300' BOOK 540 PAGE 474																																																																																																																									
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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 3</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 3.00 x 5,000.00 = 15,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 15,000</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 3,444</p> <p>Total Base Value 404,257</p> <p>Modifier Value 22,820</p> <p>Misc Improvements</p> <p>Replacement Cost New 427,077</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 93,957</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 93,957</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 273,106</p> <p>Total Improvement Value 367,063</p> <p>Land Value 15,000</p> <p>Cost Approach Value 382,063 110.94/SqFt</p>	<p>Image Information</p> <p>Image ID 20120</p> <p>Image Date 6/24/2022</p> <p>Name 1742_1.JPG</p> <p>Description BUILDING</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 273,106</p> <p>Land Value 15,000</p> <p>Total Appraised Value 382,063 110.94/SqFt</p>



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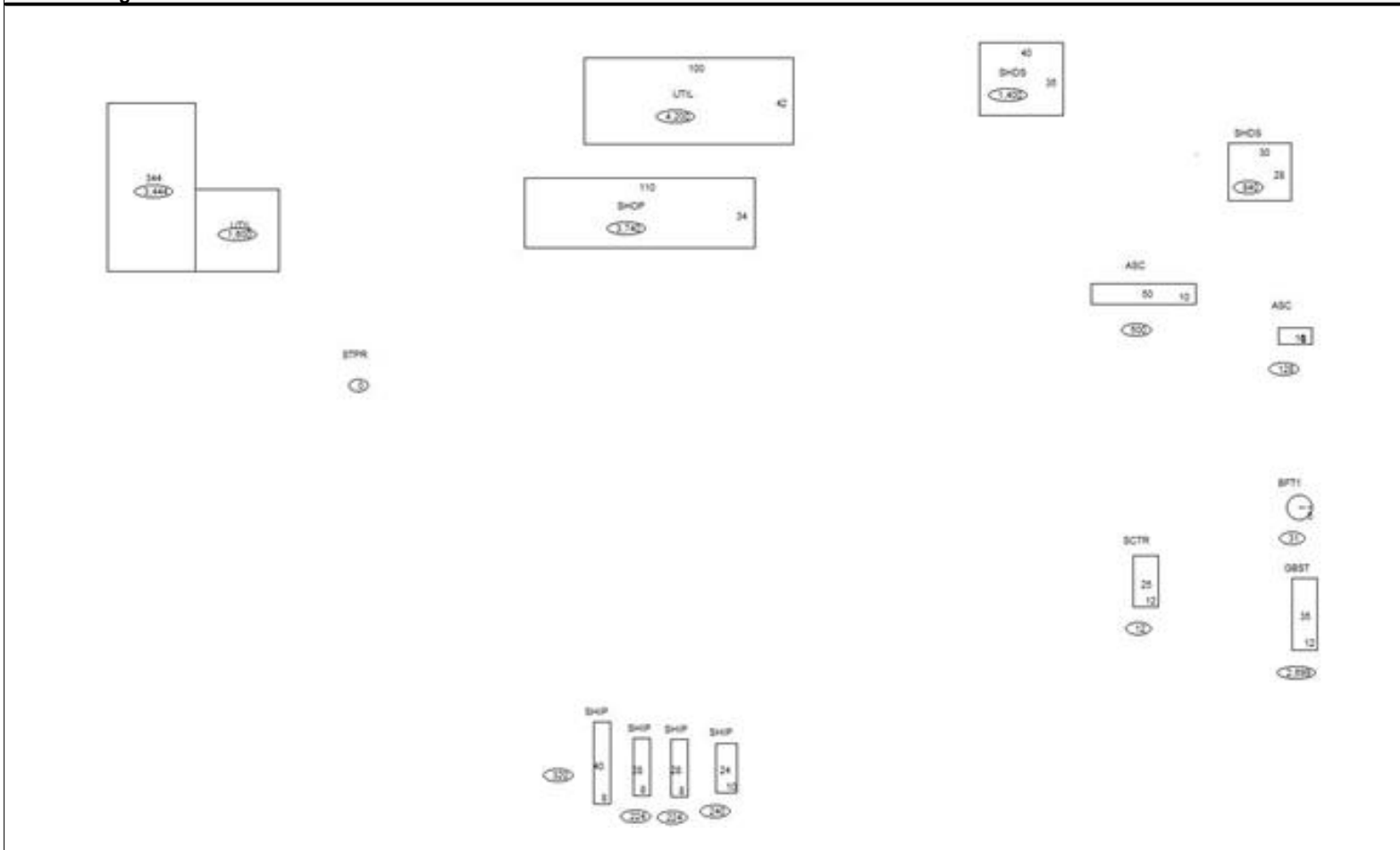
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Sketch Image

300001742



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		50	344	3,444	1.000	3,444
2	O	UTIL		50	UTIL	1,600	1.000	1,600
3	O	UTIL		50	SHOP	3,740	1.000	3,740
4	O	UTIL		50	UTIL	4,200	1.000	4,200
5	O	ASC		50	ASC	128	1.000	128
6	O	STPR		50	STPR		0.000	
7	O	BFT1		50	BFT1	31	1.000	31
8	O	GBST		50	GBST	2,699	1.000	2,699
9	O	SCTR		50	SCTR	12	1.000	12
10	O	SHIP		50	SHIP	320	1.000	320
11	O	SHIP		50	SHIP	224	1.000	224
12	O	SHIP		50	SHIP	224	1.000	224
13	O	SHIP		50	SHIP	240	1.000	240
14	O	ASC		50	ASC	500	1.000	500
15	O	SHDS		50	SHDS	840	1.000	840
16	O	SHDS		50	SHDS	1,400	1.000	1,400
Total Building Area						3,444		3,444



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Account 300001742
 Parcel ID 0000-22-26N-25W-2-003-00
 Cadastral ID 0000-26N-25W-22-2-003-00

Tax Area Code 101
 Property Class RC
 Owners Name LAVERNE FARMERS COOPERATIVE

Building Data

Building ID 399
 Building Sequence 1
 Occupancy 1 344 Office Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,444
 Average Perimeter 248
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 1980
 Effective Age 46
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 40 - Curtain Aggregate Siding Panels
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Flat
 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 75.54
 Wall Cost 27.63
 HVAC Cost 14.21
 Basement Cost 0.00
 Total Base Cost 117.38
 Total Area 3,444
 Base RCN 404,257
 Misc Impr Value

Manual Date
 Base Year 2026
 Modifier Value 22,820
 Total Replacement Cost 427,077
 Physical Depreciation 78%
 Functional Depreciation
 Total Depreciation 78% (333,120)
 Total RCNLD 93,957
 Lump Sums
 Total Building Value 93,957 \$ 27.28 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	External Air Service	Air Service	1 Post Count		3,290
	Fuel Tanks	Gallons	12600		19,530
Total Modifier Value					22,820



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	100x42x14		Formed Metal	4,200
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary Base Cost (21.03 x 4,200)		Modifier Total	RCN 88,326	Depr (% Phys/ % Func) 9,716	RCNLD 78,610
	ASC	Awning/Shelter/Carport	50x10x10		Formed Metal	500
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (4.09 x 500)		Modifier Total	RCN 2,045	Depr (% Phys/ % Func) 409	RCNLD 1,636
	STPR	FUEL PUMPS 4 @10,000 GA EACH	0x0x0			40,000
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	Valuation Summary Base Cost (3.83 x 40,000)		Modifier Total	RCN 153,200	Depr (% Phys/ % Func) 49,024	RCNLD 104,176
	UTIL	Shop Building	110x34x12		Formed Metal	3,740
	Qual	3	Cond 3	Year 2010	Eff Age 16	
	Valuation Summary Base Cost (20.98 x 3,740)		Modifier Total	RCN 78,465	Depr (% Phys/ % Func) 29,032	RCNLD 49,433
	ASC	Awning/Shelter/Carport	16x8x12		Formed Metal	128
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (4.09 x 128)		Modifier Total	RCN 524	Depr (% Phys/ % Func) 278	RCNLD 246
	PACN	Paving - Concrete / FRONT	115x50x0			5,750
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary Base Cost (3.77 x 5,750)		Modifier Total	RCN 21,678	Depr (% Phys/ % Func) 17,342	RCNLD 4,336
	PACN	Paving - Concrete	24x8x0			192
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary Base Cost (5.75 x 192)		Modifier Total	RCN 1,104	Depr (% Phys/ % Func) 883	RCNLD 221

0



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PACN	Paving - Concrete / WALKWAY	105x8x0	840
Qual	3	Cond 3	Year 2000
		Eff Age	26
			0

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.11 x 840)		3,452	2,762	690

PACN	Paving - Concrete / NE SIDEWALK	40x8x0	320
Qual	3	Cond 3	Year 2000
		Eff Age	26

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.19 x 320)		1,341	1,073	268

PACN	Paving - Concrete / SE SIDEWALK	40x20x0	800
Qual	3	Cond 3	Year 2000
		Eff Age	26
			0

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.11 x 800)		3,288	2,630	658

PACN	Paving - Concrete / DRIVEWAY	12x14x0	168
Qual	3	Cond 3	Year 2000
		Eff Age	26

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.09 x 168)		1,023	818	205



BFT1	Bulk Feed Tank - Single	12x12x15	31
Qual	3	Cond 3	Year 2000
		Eff Age	26

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (236.24 x 31)		7,267	5,814	1,453



GBST	Grain Bin - Storage X 3	35x12x8	2,699
Qual	3	Cond 3	Year 2000
		Eff Age	24

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.62 x 2,699)		4,372	2,886	1,486



SCTR	Scales - Truck, Concrete Platform	25x12x0	25
Qual	3	Cond 3	Year 2000
		Eff Age	26

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (888.55 x 25)		22,214	11,996	10,218



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SHIP Shipping/Storage Container 40x8x6 320
Qual 3 Cond 3 Year 2000 Eff Age 20

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (5.31 x 320) 1,699 1,342 357



SHIP Shipping/Storage Container 28x8x6 224
Qual 3 Cond 3 Year 2000 Eff Age 20

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (5.31 x 224) 1,189 939 250



SHIP Shipping/Storage Container 28x8x6 224
Qual 3 Cond 3 Year 2000 Eff Age 20

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (5.31 x 224) 1,189 939 250



SHIP Shipping/Storage Container 24x10x6 240
Qual 3 Cond 3 Year 2000 Eff Age 20

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (5.31 x 240) 1,274 1,006 268



UTIL Utility Building 40x40x10 1,600
Qual 3 Cond 3 Year 1980 Eff Age 46 Formed Metal

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (24.55 x 1,600) 39,280 27,103 12,177



SHDS Shed - Small 30x28x6 840
Qual 2 Cond 2 Year 1980 Eff Age 55 Formed Metal

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (14.03 x 840) 11,785 9,428 2,357



SHDS Shed - Small / YELLOW 40x35x14 1,400
Qual 2 Cond 2 Year 1980 Eff Age 55 Galvanized Metal

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (13.61 x 1,400) 19,054 15,243 3,811



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BNV Building No Value TANKS & AIR ON BUILD. 0x0x0

Qual Cond Year Eff Age

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (0.00 x)

Total Site Improvement Value 273,106