



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:17:01
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Assessment Data					Primary Image									
Account	300001843													
Parcel ID	0000-28-26N-25W-4-004-00													
Cadastral ID	0000-26N-25W-28-4-004-00													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	101 - 1R-LAVERNE													
Name ID	24953													
OHAIR, GARY P & RHONDA K. OHAIR														
905 S BROADWAY AVE. LAVERNE OK 73848-														
Parcel Location														
Situs	02826 S BROADWAY													
Subdivision														
Lot/Block	/	Parcel Size	.8 - Acres											
Sec/Twn/Rng	28 / 26 / 25 / 4													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.69144868 -99.92300649														
SEC.28-26-25 TRACT IN SE4 E. OF HWY BOOK 765 PAGE 820 TRANSFER ON DEATH														
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					
					765/818	OHAIR MOTOR INC.	02/24/2022	0	04					
					553/654	OHAIR, CLAUDE J. ETUX.	02/06/2000	25,000	FT					
					/	OHAIR MOTOR INC.								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,000	4,000	12%	480	Assessed	4,429	297.58					
Year Frozen		Improvements	44,171	32,905		3,949	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	48,171	36,905		4,429	Total Taxable	4,429	298.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001843	OHAIR, GARY P &	101	48,171	0	4,218	283.00							
2024	2024-300001843	OHAIR, GARY P &	101	47,545	0	4,017	267.00							
2023	2023-300001843	OHAIR, GARY P &	101	31,881	0	3,826	257.00							
2022	2022-300001843	OHAIR, GARY P &	101	32,547	0	3,906	264.00							
2021	2021-300001843	OHAIR MOTOR INC.	101	32,547	0	3,906	270.00							
2020	2020-300001843	OHAIR MOTOR INC.	101	32,547	0	3,906	265.00							
2019	2019-0001843	OHAIR MOTOR INC.	101	35,972		4,317	258.00							
2018	2018-0001843	OHAIR MOTOR INC.	101	39,398		4,212	251.00							
2017	2017-0001843	OHAIR MOTOR INC.	101	34,388		4,011	239.00							
2016	2016-0001843	OHAIR MOTOR INC.	101	37,069		3,820	228.00							
2015	2015-0001843	OHAIR MOTOR INC.	101	36,421		3,638	217.00							
2014	2014-0001843	OHAIR MOTOR INC.	101	38,853		3,465	207.00							
2013	2013-0001843	OHAIR MOTOR INC.	101	38,885		3,299	197.00							



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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 0.8</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 .80 x 5,000.00 = 4,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,072</p> <p>Total Base Value 211,883</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 211,883</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 42,377</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 42,377</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 42,377</p> <p>Land Value 4,000</p> <p>Cost Approach Value 46,377 22.38/SqFt</p>	<p>Image ID 1095</p> <p>Image Date 8/12/2019</p> <p>Name 0000-28-26N-25W-4-004-00-001-000-002.jpg</p> <p>Description f:\pictures\0000-28-26N-25W-4-004-00-001-000-002.jpg</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 4,000</p> <p>Total Appraised Value 46,377 22.38/SqFt</p>	



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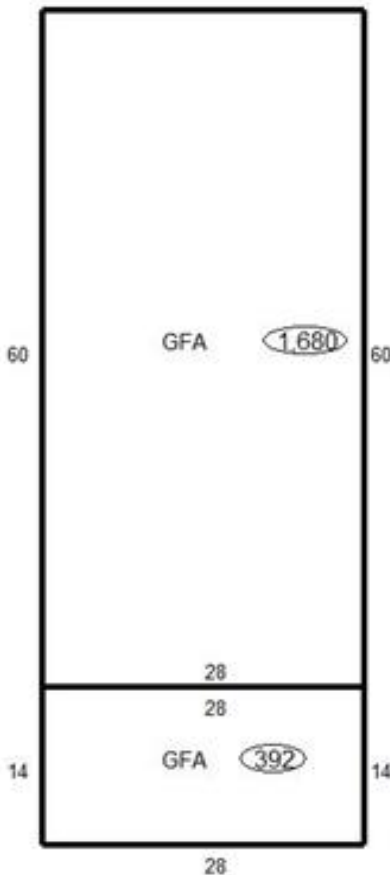
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Sketch Image

300001843



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	GFA-528	1,680	1.000	1,680
2	C	528		13	GFA-528	392	1.000	392
Total Building Area						2,072		2,072



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Account 300001843
Parcel ID 0000-28-26N-25W-4-004-00
Cadastral ID 0000-26N-25W-28-4-004-00

Tax Area Code 101
Property Class RC
Owners Name OHAIR, GARY P &

Building Data

Building ID 11
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,072
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1960
Effective Age 66
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 110 - Single Wall-Boards on Wood
Heating/Cooling 11 - Radiant Space Heaters
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 50.81
Wall Cost 44.68
HVAC Cost 6.77
Basement Cost 0.00
Total Base Cost 102.26
Total Area 2,072
Base RCN 211,883
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 211,883
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (169,506)
Total RCNLD 42,377
Lump Sums
Total Building Value 42,377 \$ 20.45 Per SqFt