



# 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	300005250													
Parcel ID	1070-00-150-013-0-001-00													
Cadastral ID	1070-150-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25233													
SAND CREEK ENTERPRISES LLC														
18091 E 22 ROAD LAVERNE OK 73848-														
Parcel Location														
Situs	00115 N HOY ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0013 / 0150	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.83487262 -99.62971089														
MILLER'S ADD BLOCK 150 LOT 13 BOOK 773 PAGE 267														
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					
					773/267	COGGINS, JARIE	01/03/2023	90,000	Q					
					/	COGGINS, JARIE								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax					
Remove Cap	2024		Land Value	2,000	1,764	12%	212	Assessed	6,615	520.87				
Year Frozen			Improvements	61,535	53,361		6,403	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	63,535	55,125		6,615	Total Taxable	6,615	521.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005250	SAND CREEK ENTERPRISES LLC			201	63,535	0	6,300	496.00					
2024	2024-300005250	SAND CREEK ENTERPRISES LLC			201	50,000	0	6,000	489.00					
2023	2023-300005250	SAND CREEK ENTERPRISES LLC			201	57,325	0	6,879	569.00					
2022	2022-300005250	COGGINS, JARIE			201	35,885	0	4,306	354.00					
2021	2021-300005250	COGGINS, JARIE			201	35,200	0	4,224	349.00					
2020	2020-300005250	COGGINS, JARIE			201	35,027	0	4,203	346.00					
2019	2019-0005250	COGGINS, JARIE			201	37,474		4,497	373.00					
2018	2018-0005250	COGGINS, JARIE			201	37,474		4,497	373.00					
2017	2017-0005250	COGGINS, JARIE			201	40,377		4,558	379.00					
2016	2016-0005250	COGGINS, JARIE			201	40,377		4,341	369.00					
2015	2015-0005250	COGGINS, JARIE			201	38,367		4,134	328.00					
2014	2014-0005250	COGGINS, JARIE			201	37,194		3,938	316.00					
2013	2013-0005250	COGGINS, JARIE			201	46,958		3,750	299.00					



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Lot Data	Primary Image	
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 2000</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 7 BUFFALOMILLERS COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 2,500.00 x .80 = 2,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,500</p> <p>Total Base Value 291,000</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 291,000</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 58,200</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 58,200</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 58,200</p> <p>Land Value 2,000</p> <p>Cost Approach Value 60,200 24.08/SqFt</p>	<p>Image ID 28527</p> <p>Image Date 2/23/2024</p> <p>Name 001.JPG</p> <p>Description TAG OFFICE</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</p> <p>Land Value 2,000</p> <p>Total Appraised Value 60,200 24.08/SqFt</p>	



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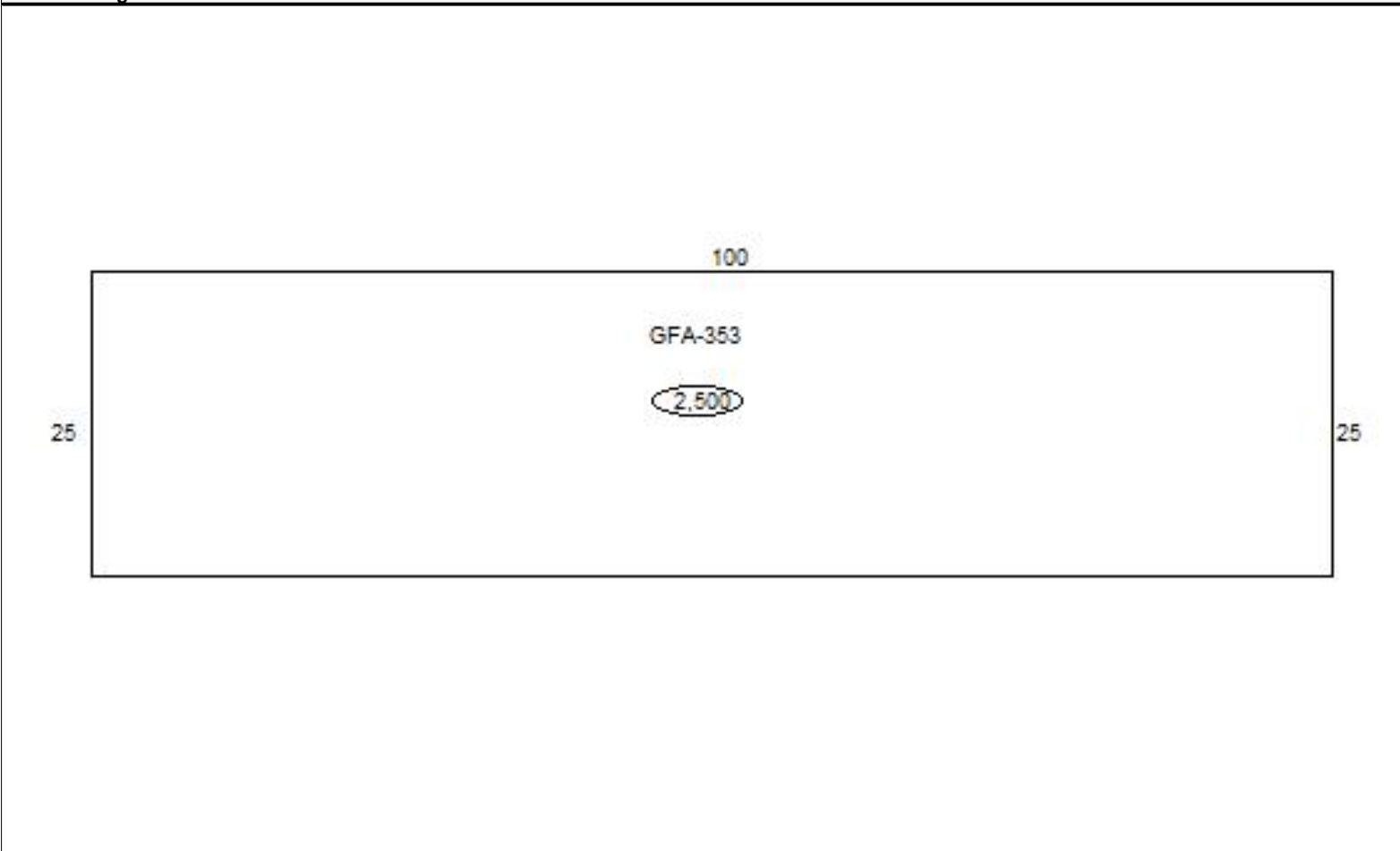
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Sketch Image

300005250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	2,500	1.000	2,500
<b>Total Building Area</b>						2,500		2,500



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Account 300005250  
Parcel ID 1070-00-150-013-0-001-00  
Cadastral ID 1070-150-013-00-0-001-00

Tax Area Code 201  
Property Class UC  
Owners Name SAND CREEK ENTERPRISES LLC

### Building Data

Building ID 77  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,500  
Average Perimeter 250  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1930  
Effective Age 82  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 21 - Hollow Clay Block  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover Tar & Gravel

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 2  
Zone Description VI AREA 2  
Base Cost 62.42  
Wall Cost 42.33  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 116.40  
Total Area 2,500  
Base RCN 291,000  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 291,000  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (232,800)  
Total RCNLD 58,200  
Lump Sums  
Total Building Value 58,200 \$ 23.28 Per SqFt