




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:12:50
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Assessment Data					Primary Image				
Account	300005811				 <p>BUSINESS BUILDING 2/1/2024</p>				
Parcel ID	2001-00-026-001-0-001-00								
Cadastral ID	2001-026-001-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	2						
Tax Area	202 - 1T-LAVERNE-C								
Name ID	25356								
BROCK, GARY									
P O BOX 212 SEILING OK 73663-									
Parcel Location									
Situs	00406 S BROADWAY								
Subdivision	LAVERNE ORIG.								
Lot/Block	0001 / 0026	Parcel Size	2.8 - Lots						
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.70836978 -99.89263134				Building Permits				
LAVERNE ORIG. BLOCK 26 NORTH 90' OF LOTS 1-2-3 BOOK 776 PAGE 524					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					776/524	MANNING, DANIEL &	06/15/2023	80,000	Q
					677/198	HATTON FAMILY IRR. TRUST	01/11/2012	10,000	21
					574/331	LOVE, BENNY R., ETUX	07/19/2001	4,500	PQ
					510/520	LOVE, BENNY, ETUX	11/21/1995	6,000	PQ
Parcel Valuation					Assessment History				
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax
Remove Cap	2024	Land Value	5,400	5,400	12%	648	Assessed	10,202	685.47
Year Frozen		Improvements	79,618	79,618		9,554	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	85,018	85,018		10,202	Total Taxable	10,202	685.00
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005811	BROCK, GARY			202	85,018	0	10,080	677.00
2024	2024-300005811	BROCK, GARY			202	80,000	0	9,600	638.00
2023	2023-300005811	BROCK, GARY			202	52,551	0	6,306	424.00
2022	2022-300005811	MANNING, DANIEL &			202	61,571	0	7,389	500.00
2021	2021-300005811	MANNING, DANIEL &			202	61,523	0	7,383	510.00
2020	2020-300005811	MANNING, DANIEL &			202	59,483	0	7,138	484.00
2019	2019-0005811	MANNING, DANIEL &			202	59,483		7,138	426.00
2018	2018-0005811	MANNING, DANIEL &			202	59,483		7,138	426.00
2017	2017-0005811	MANNING, DANIEL &			202	60,158		7,219	431.00
2016	2016-0005811	MANNING, DANIEL &			202	60,158		7,219	431.00
2015	2015-0005811	MANNING, DANIEL &			202	60,158		7,219	431.00
2014	2014-0005811	MANNING, DANIEL &			202	60,158		7,219	431.00
2013	2013-0005811	MANNING, DANIEL &			202	53,094		6,371	380.00



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Lot Data	Primary Image																																										
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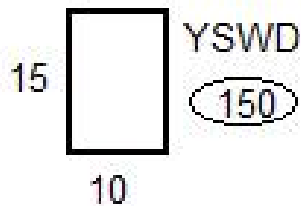
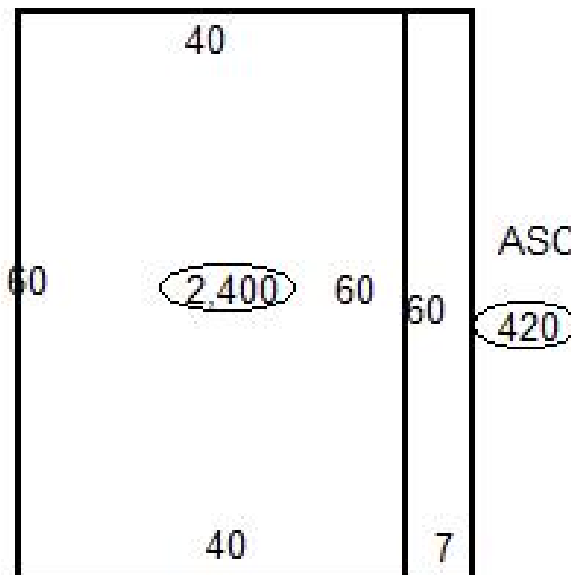
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Sketch Image

300005811



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	SLBO		20	SLBO [429]	429	1.000	429
1	C	353		30	353	2,400	1.000	2,400
2	O	SHDS		30	YSWD	150	1.000	150
3	O	ASC		30	ASC	420	1.000	420
Total Building Area						2,400		2,400



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Parcel ID 2001-00-026-001-0-001-00
Cadastral ID 2001-026-001-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name BROCK, GARY

Building Data

Building ID 425
Building Sequence 1
Occupancy 1 460 Shell, Neigh. Shop. Ctr. 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2010
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
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 001.JPG
Image Date 2/1/2024
Image Name 001.JPG
Description BUSINESS BUILDING

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 22.15
Wall Cost 27.12
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 60.92
Total Area 2,400
Base RCN 146,208
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 146,208
Physical Depreciation 36%
Functional Depreciation
Total Depreciation 36% (52,635)
Total RCNLD 93,573
Lump Sums
Total Building Value 93,573 \$ 38.99 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
------	-------------	-----------	-----------	-----------	----------------

Area/Percent 1

Total Modifier Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood /DOG HOUSE	15x10x6	Concrete	Wood Shingle	150
	Qual	4	Cond 4	Year 2015	Eff Age 9	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (23.38 x 150)				3,507	1,403	2,104
	PACN	Paving - Concrete UNDER YARD SHED	15x15x0	Concrete		225
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (5.27 x 225)				1,186	913	273
	PACN	Paving - Concrete/ FRONT OF BUILDING	60x4x0	Concrete		240
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (5.06 x 240)				1,214	935	279
	ASC	Awing/Shelter/Carport	60x7x8		Formed Metal	420
	Qual	4	Cond 4	Year 2010	Eff Age 10	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (4.67 x 420)				1,961	843	1,118
Total Site Improvement Value						3,774