




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:13:24
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Assessment Data					Primary Image																																																																																																																				
Account 300005849 Parcel ID 2001-00-030-005-0-001-00 Cadastral ID 2001-030-005-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15005 BURKE, IVAN LOY & PATRICIA A. BURKE & TERENA ANNE BRIDWELL PO BOX 904 LAVERNE OK 73848-0000 Parcel Location Situs 00315 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0005 / 0030 Parcel Size 8 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p style="font-size: small; text-align: center;">2001-00-030-005-0-001-00 01/30/24</p>																																																																																																																				
GROCERY STORE 2/1/2024																																																																																																																									
Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.71403962 -99.89824725 LAVERNE ORIG. BLOCK 30 LOTS 5 THRU 12 SURV. JT					<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																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 200 x 140</p> <p>Lot Count</p> <p>Units Buildable 22400</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 28,000.00 x .80 = 22,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 22,400</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 9,840</p> <p>Total Base Value 1,135,733</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,135,733</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 227,147</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 227,147</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 15,384</p> <p>Total Improvement Value 242,531</p> <p>Land Value 22,400</p> <p>Cost Approach Value 264,931 26.92/SqFt</p>	<p>Image ID 27780</p> <p>Image Date 2/1/2024</p> <p>Name 006.JPG</p> <p>Description GROCERY STORE</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 15,384</p> <p>Land Value 22,400</p> <p>Total Appraised Value 264,931 26.92/SqFt</p>	



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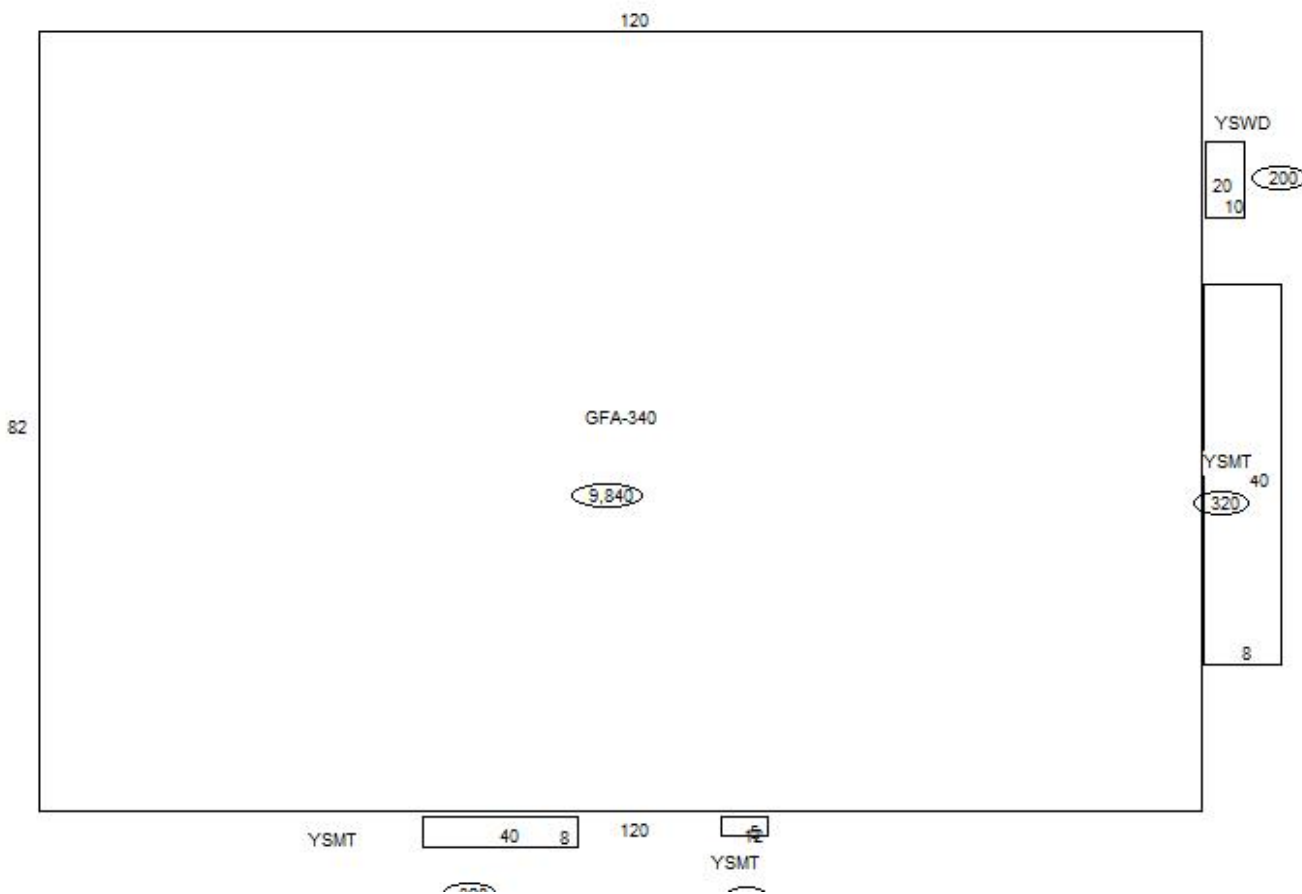
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Sketch Image

300005849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	340		20	GFA-340	9,840	1.000	9,840
2	O	SHDS		20	YSMT	320	1.000	320
3	O	SHDS		50	YSWD	200	1.000	200
4	O	SHDS		50	YSMT	60	1.000	60
5	O	SHDS		50	YSMT	320	1.000	320
Total Building Area						9,840		9,840



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Account 300005849
Parcel ID 2001-00-030-005-0-001-00
Cadastral ID 2001-030-005-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name BURKE, IVAN LOY & PATRICIA A.

Building Data

Building ID 129
Building Sequence 1
Occupancy 1 340 Market 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,840
Average Perimeter 404
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1972
Effective Age 54
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 2 - Ashlar Stone Veneer w/Block Backup
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 2
Zone Description VI AREA 2
Base Cost 60.70
Wall Cost 43.07
HVAC Cost 11.65
Basement Cost 0.00
Total Base Cost 115.42
Total Area 9,840
Base RCN 1,135,733
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 1,135,733
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (908,586)
Total RCNLD 227,147
Lump Sums
Total Building Value 227,147 \$ 23.08 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	40x8x8			320
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (19.22 x 320)				6,150	4,305	1,845
	SHDS	Yard Shed - Wood WHITE	20x10x8		Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (20.62 x 200)				4,124	2,887	1,237
	SHDS	Yard Shed - Metal BLUE	12x5x8		Formed Metal	60
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (28.95 x 60)				1,737	1,216	521
	SHDS	WHITE SHIPPING CONTAINER	40x8x8			320
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (18.26 x 320)				5,843	4,090	1,753
	PACN	Concrete Paving	0x0x0			13,300
	Qual	3	Cond 3	Year 1972	Eff Age 54	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (3.77 x 13,300)				50,141	40,113	10,028
Total Site Improvement Value						15,384