



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:13:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005850 <b>Parcel ID</b> 2001-00-030-013-0-001-00 <b>Cadastral ID</b> 2001-030-013-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 13623 MULBERRY, TRACY  PO BOX 1161 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00317 S BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0030 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-030-013-0-001-00 01/30/24</p> <p>CEDAR PROPERTIES 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70733641 -99.89430964 LAVERNE ORIG. BLOCK 30 LOTS 13 THRU 16																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 100 x 140            Lot Count            Units Buildable 11200            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 13 LAVERNE COMM            Value Method Square-Foot</p> <p>Base Lot Value 14,000.00 x .80 = 11,200            Factor Value 0            Adjustments            Lot Value 11,200</p>	<p>2001-00-030-013-0-001-00 6-26-2020</p> 
Cost Approach	Image Information
<p>Manual Date 07/2025            Total Building Area 3,199            Total Base Value 237,334            Modifier Value            Misc Improvements            Replacement Cost New 237,334            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 52,213            Economic Depreciation            RCNLD (All Sources) 52,213            Depreciated Improvements 3,036            Outbuilding Value 6,669            Total Improvement Value 61,918            Land Value 11,200            Cost Approach Value 73,118 22.86/SqFt</p>	<p>Image ID 27781            Image Date 2/1/2024            Name 001.JPG            Description CEDAR PROPERTIES</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,669            Land Value 11,200            Total Appraised Value 73,118 22.86/SqFt</p>



Harper

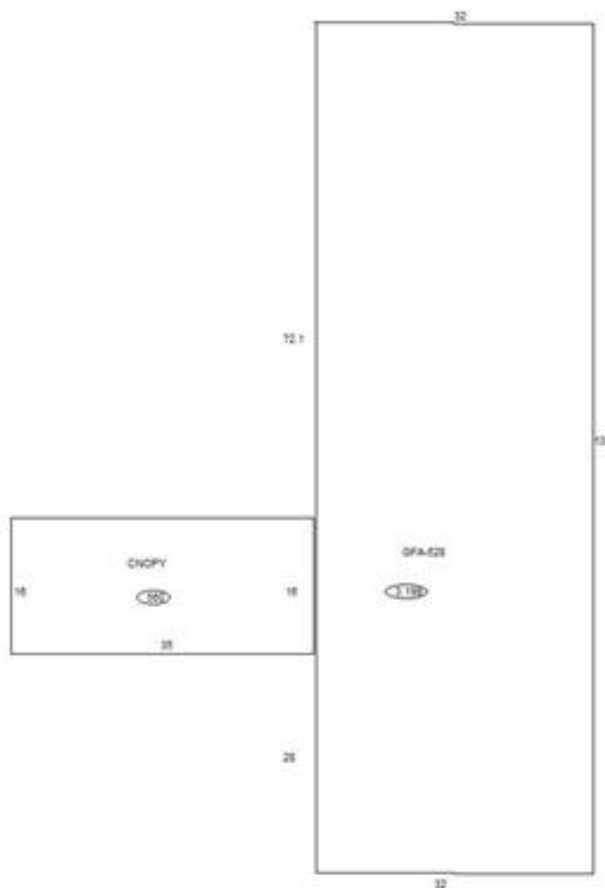
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CNCM		13	CNOPY	560	1.000	560
2	C	528		13	GFA-528	3,199	1.000	3,199
<b>Total Building Area</b>						<b>3,199</b>		<b>3,199</b>



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Account 300005850  
 Parcel ID 2001-00-030-013-0-001-00  
 Cadastral ID 2001-030-013-00-0-001-00

Tax Area Code 202  
 Property Class UC  
 Owners Name MULBERRY, TRACY

### Building Data

Building ID 130  
 Building Sequence 1  
 Occupancy 1 528 Service Repair Garage 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 3,199  
 Average Perimeter 264  
 Number Of Storys 1.00  
 Average Wall Ht 14.00  
 Year Built 1970  
 Effective Age 54  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 3 - Average  
 Condition 3.2 - Average  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 6 - Wall Furnace  
 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

2001-00-030-013-0-001-00 6-26-2020



### Image Information

Image Name 2001-00-030-013-0-001-00-001-000-001.jpg  
 Image Date 6/30/2020  
 Image Name 2001-00-030-013-0-001-00-001-000-001.jpg  
 Description f:\pictures\2001-00-030-013-0-001-00-001-000-001.jpg

### Cost Calculations

Appraisal Zone 2  
 Zone Description VI AREA 2  
 Base Cost 48.59  
 Wall Cost 20.80  
 HVAC Cost 4.80  
 Basement Cost 0.00  
 Total Base Cost 74.19  
 Total Area 3,199  
 Base RCN 237,334  
 Misc Impr Value

Manual Date  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 237,334  
 Physical Depreciation 78%  
 Functional Depreciation  
 Total Depreciation 78% (185,121)  
 Total RCNLD 52,213  
 Lump Sums 3,036  
 Total Building Value 55,249 \$ 17.27 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
@N17	WD STG		16x12	192	17.99	99999999999999%	3,036
<b>Total Misc Improvement</b>							<b>3,036</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			8,618
	Qual	3	Cond 3	Year 2017	Eff Age 9	
	<b>Valuation Summary</b> Base Cost (2.38 x 8,618)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
						4,923
	PACN	Paving - Concrete	50x45x0			2,250
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	<b>Valuation Summary</b> Base Cost (3.88 x 2,250)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
						1,746
<b>Total Site Improvement Value</b>						<b>6,669</b>