



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:13:29
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Assessment Data					Primary Image									
Account	300005854													
Parcel ID	2001-00-031-001-0-001-00													
Cadastral ID	2001-031-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	18205													
DEAL, ALAN L. & SHILOH DEAL (JT)														
P O BOX 1068 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00304 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0001 / 0031	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70831996 -99.89280356														
LAVERNE ORIG. BLOCK 31 LOTS S 70' OF 1-2-3														
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					
					767/630	DEAL, ALAN L.	04/18/2022	0	04					
					680/674	MCCOY, JAY D. AND (T	05/04/2012	18,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	1,683	113.08					
Year Frozen		Improvements	21,749	9,832		1,179	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	25,949	14,032		1,683	Total Taxable	1,683	113.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005854	DEAL, ALAN L. &			202	25,949	0	1,604	108.00					
2024	2024-300005854	DEAL, ALAN L. &			202	27,780	0	1,528	102.00					
2023	2023-300005854	DEAL, ALAN L. &			202	25,195	0	1,455	98.00					
2022	2022-300005854	DEAL, ALAN L. &			202	13,346	0	1,385	94.00					
2021	2021-300005854	DEAL, ALAN L.			202	10,996	0	1,320	91.00					
2020	2020-300005854	DEAL, ALAN L.			202	10,606	0	1,273	86.00					
2019	2019-0005854	DEAL, ALAN L.			202	10,606		1,273	76.00					
2018	2018-0005854	DEAL, ALAN L.			202	10,606		1,273	76.00					
2017	2017-0005854	DEAL, ALAN L.			202	11,146		1,338	80.00					
2016	2016-0005854	DEAL, ALAN L.			202	11,146		1,330	79.00					
2015	2015-0005854	DEAL, ALAN L.			202	10,554		1,266	76.00					
2014	2014-0005854	DEAL, ALAN L.			202	10,554		1,266	76.00					
2013	2013-0005854	DEAL, ALAN L.			202	18,000		2,160	129.00					



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Lot Data	Primary Image	
<p>Lot Size 75 x 70</p> <p>Lot Count</p> <p>Units Buildable 4200</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 5,250.00 x .80 = 4,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,200</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,600</p> <p>Total Base Value 105,216</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 105,216</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 21,043</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 21,043</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 627</p> <p>Total Improvement Value 21,670</p> <p>Land Value 4,200</p> <p>Cost Approach Value 25,870 16.17/SqFt</p>	<p>Image ID 27792</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description PRIMARY BUILDING</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 627</p> <p>Land Value 4,200</p> <p>Total Appraised Value 25,870 16.17/SqFt</p>	



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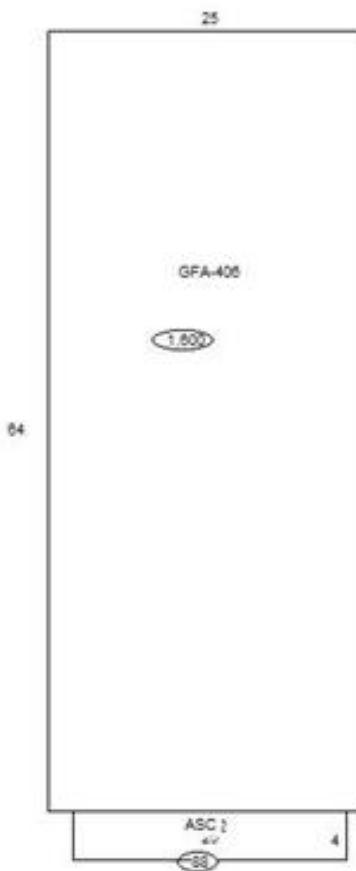
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	GFA-406	1,600	1.000	1,600
2	O	ASC		13	ASC	88	1.000	88
Total Building Area						1,600		1,600



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Account 300005854
Parcel ID 2001-00-031-001-0-001-00
Cadastral ID 2001-031-001-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name DEAL, ALAN L. &

Building Data

Building ID 131
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,600
Average Perimeter 178
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1960
Effective Age 92
Construction Class 1 - Residential Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Composition Roll

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 29.33
Wall Cost 36.43
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.76
Total Area 1,600
Base RCN 105,216
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 105,216
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (84,173)
Total RCNLD 21,043
Lump Sums
Total Building Value 21,043 \$ 13.15 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	28x24x0			672
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (4.13 x 672)				2,775	2,220	555
	ASC	Awing/Shelter/Carport	22x4x0		Formed Metal	88
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)
Base Cost (4.09 x 88)				360	288	72
Total Site Improvement Value						627