



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Time 07:13:32
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Assessment Data					Primary Image																																																																																																																				
Account 300005858 Parcel ID 2001-00-031-007-0-001-00 Cadastral ID 2001-031-007-00-0-001-00 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 00115 SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0007 / 0031 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-031-007-0-001-00 6-25-2020</p> <p>f:\pictures\2001-00-031-007-0-001-00-001-000-001.jpg 6/26/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.71297778 -99.89927884 LAVERNE ORIG BLOCK 31 LOTS 7-8-9																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 75 x 140</p> <p>Lot Count</p> <p>Units Buildable 8400</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 10,500.00 x .80 = 8,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,400</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,791</p> <p>Total Improvement Value 3,791</p> <p>Land Value 8,400</p> <p>Cost Approach Value 12,191</p>	<p>Image Information</p> <p>Image ID 5173</p> <p>Image Date 6/26/2020</p> <p>Name 2001-00-031-007-0-001-00-001-000-001.jpg</p> <p>Description f:\pictures\2001-00-031-007-0-001-00-001-000-001.jpg</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 3,791</p> <p>Land Value 8,400</p> <p>Total Appraised Value 12,191</p>



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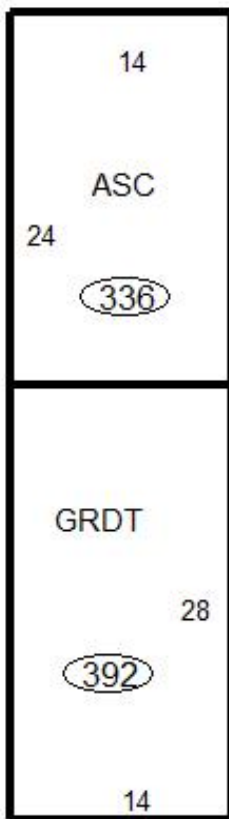
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Sketch Image

300005858



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	ASC		13	ASC	336	1.000	336
2	O	EQSH		13	GRDT	392	1.000	392

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	24x14x10	Concrete	Formed Metal	336
	Qual	3	Cond 4	Year 1970	Eff Age 34	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.14 x 336)				1,391	1,113	278
	EQSH	Utility Building	28x14x10		Formed Metal	392
	Qual	3	Cond 4	Year 1970	Eff Age 45	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (23.72 x 392)				9,298	6,323	2,975
	PACN	Paving - Concrete	50x13x0			650
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.14 x 650)				2,691	2,153	538
Total Site Improvement Value						3,791