



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 300005859 Parcel ID 2001-00-031-010-0-001-00 Cadastral ID 2001-031-010-00-0-001-00 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 00123 SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0031 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71350377 -99.89831700 LAVERNE ORIG BLOCK 31 LOTS 10-11-12										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																																																																																																						
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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 1,872</p> <p>Total Base Value 246,879</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 246,879</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 59,251</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 59,251</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 19,877</p> <p>Total Improvement Value 79,128</p> <p>Land Value 8,400</p> <p>Cost Approach Value 87,528 46.76/SqFt</p>	<p>Image ID 27809</p> <p>Image Date 2/1/2024</p> <p>Name 005.JPG</p> <p>Description HOUSE</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 19,877</p> <p>Land Value 8,400</p> <p>Total Appraised Value 87,528 46.76/SqFt</p>	



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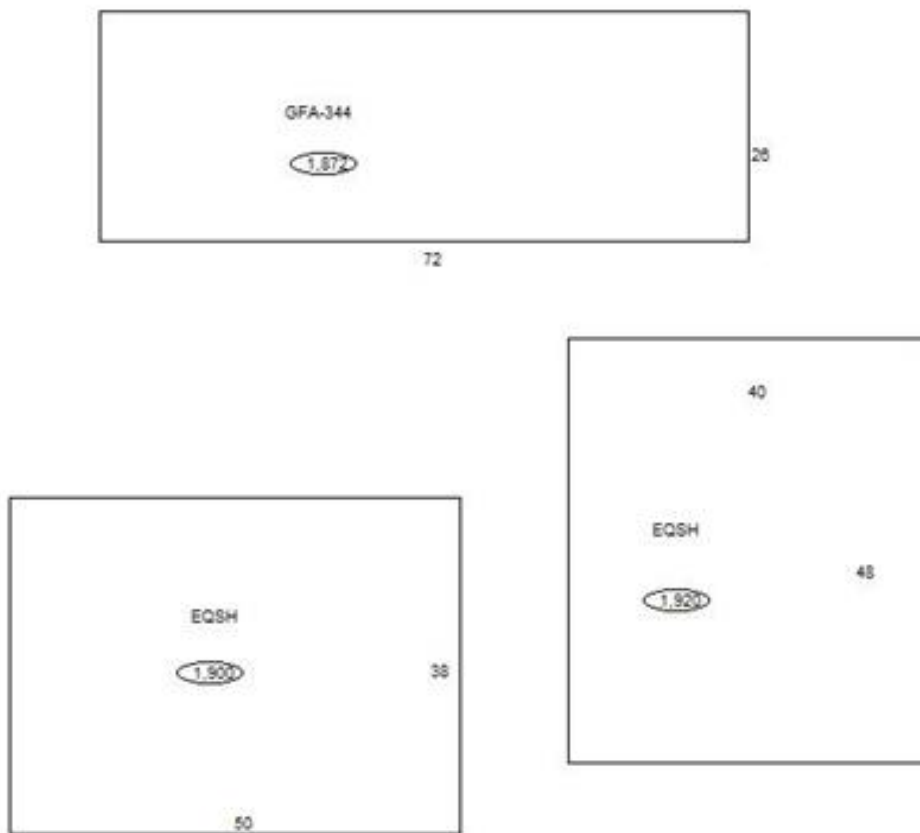
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Sketch Image

300005859



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	GFA-344	1,872	1.000	1,872
2	O	EQSH		20	EQSH	1,900	1.000	1,900
3	O	EQSH		20	EQSH	1,920	1.000	1,920
Total Building Area						1,872		1,872



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Account 300005859
Parcel ID 2001-00-031-010-0-001-00
Cadastral ID 2001-031-010-00-0-001-00

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

Building Data

Building ID 132
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,872
Average Perimeter 196
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1940
Effective Age 79
Construction Class 1 - Residential Stud Frame
Quality 3.5 - Average
Condition 3.4 - Average
Exterior Wall 95 - Stud Vinyl 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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 88.15
Wall Cost 27.74
HVAC Cost 15.99
Basement Cost 0.00
Total Base Cost 131.88
Total Area 1,872
Base RCN 246,879
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 246,879
Physical Depreciation 76%
Functional Depreciation
Total Depreciation 76% (187,628)
Total RCNLD 59,251
Lump Sums
Total Building Value 59,251 \$ 31.65 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
110	Plywood/ Hardbd	Percent	50%		

Total Modifier Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	38x50x14		Formed Metal	1,900
	Qual 3	Cond 3	Year 1970	Eff Age	56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (21.34 x 1,900)			40,546	30,815	9,731
	EQSH	Equipment Shed	40x48x12	Concrete	Formed Metal	1,920
	Qual 3	Cond 3	Year 1970	Eff Age	56	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (20.85 x 1,920)			40,032	30,424	9,608
	PACN	Paving - Concrete Drive - Office	31x8x0			248
	Qual 3	Cond 3	Year 1970	Eff Age	56	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (4.94 x 248)			1,225	980	245
	PACN	Paving - Concrete Entry-Shed	28x12.5x0			350
	Qual 3	Cond 3	Year 1970	Eff Age	56	
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (4.18 x 350)			1,463	1,170	293
Total Site Improvement Value						19,877