



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:14:49
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Assessment Data					Primary Image																																																																																																															
Account 300005944 Parcel ID 2001-00-040-021-0-001-00 Cadastral ID 2001-040-021-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15077 CUNNINGHAM, KODEL 17578 E 11 RD ROSSTON OK 73855- Parcel Location Situs 00224 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0021 / 0040 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-040-021-0-001-00 01/30/24</p>																																																																																																															
Legal Description Lat/Long: 36.71354131 -99.90005177 LAVERNE ORIG. BLOCK 40; LOTS 21 THRU 24 BOOK 703 PAGE 543																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 100 x 140</p> <p>Lot Count</p> <p>Units Buildable 11200</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 14,000.00 x .80 = 11,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,200</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,844</p> <p>Total Base Value 363,719</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 363,719</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 72,744</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 72,744</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,713</p> <p>Total Improvement Value 75,457</p> <p>Land Value 11,200</p> <p>Cost Approach Value 86,657 30.47/SqFt</p>		<th data-bbox="704 884 1588 909">Image Information</th> <p>Image ID 27840</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description OFFICE 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 2,713</p> <p>Land Value 11,200</p> <p>Total Appraised Value 86,657 30.47/SqFt</p>	



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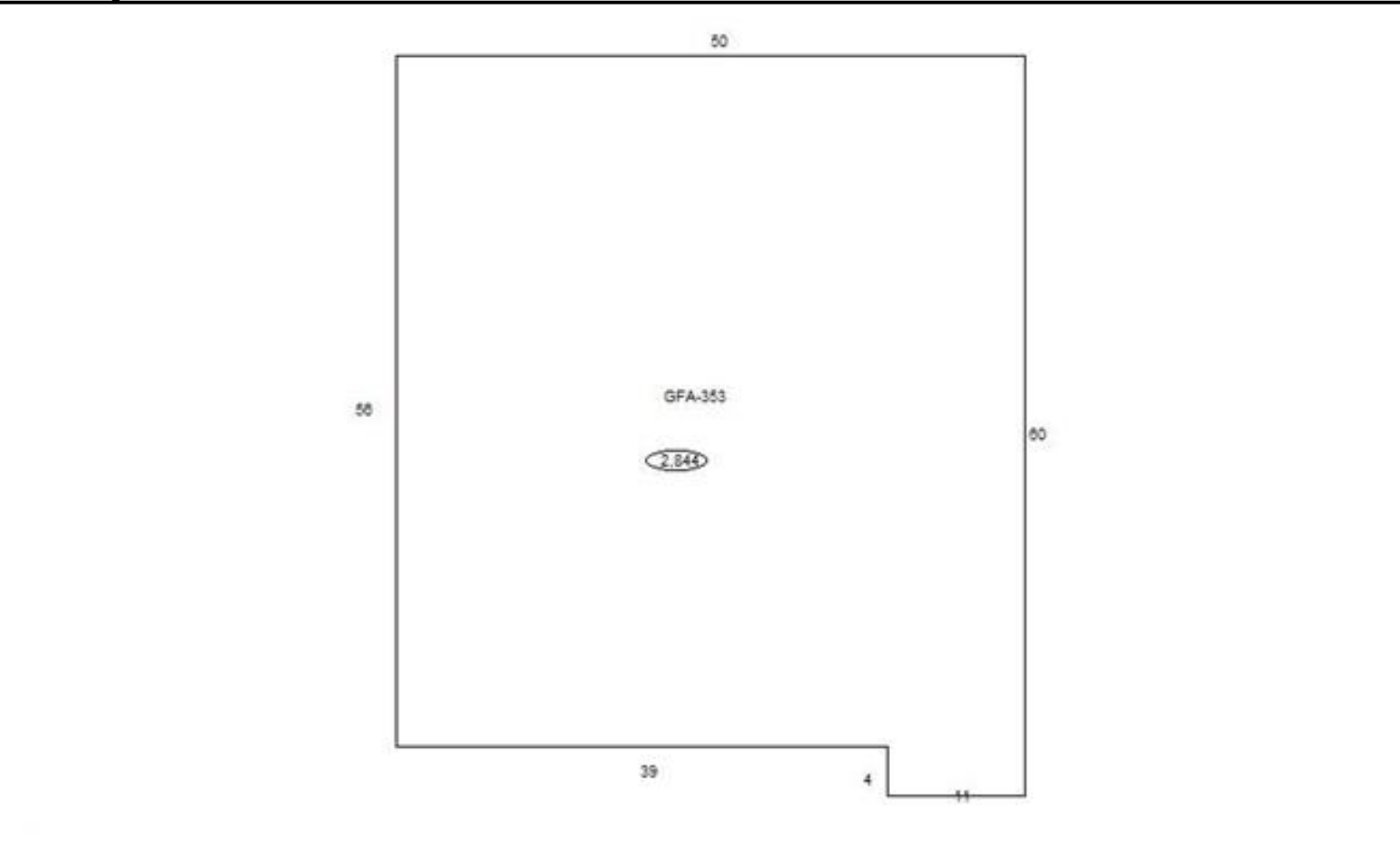
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Sketch Image

300005944



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	2,844	1.000	2,844
Total Building Area						2,844		2,844



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Account 300005944
Parcel ID 2001-00-040-021-0-001-00
Cadastral ID 2001-040-021-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name CUNNINGHAM, KODEL

Building Data

Building ID 136
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,844
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1965
Effective Age 67
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
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

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 74.51
Wall Cost 40.09
HVAC Cost 13.29
Basement Cost 0.00
Total Base Cost 127.89
Total Area 2,844
Base RCN 363,719
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 363,719
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (290,975)
Total RCNLD 72,744
Lump Sums
Total Building Value 72,744 \$ 25.58 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	0x0x0			2,862
	Qual 4	Cond 4	Year 1970	Eff Age 45		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.74 x 2,862)		13,566	10,853	2,713
Total Site Improvement Value				2,713