



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:14:52
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Assessment Data					Primary Image																																																																																																																				
Account 300005948 Parcel ID 2001-00-041-007-0-001-00 Cadastral ID 2001-041-007-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25705 LOTSPEICH LIVING TRUST U/A (THE) TRUSTEES: LOTSPEICH, JASON ROY & CRYSTAL ROSE LOTSPEICH 17363 U.S. HIGHWAY 64 ROSSTON OK 73855-																																																																																																																									
Parcel Location Situs 00209 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0007 / 0041 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71252906 -99.89829335 LAVERNE ORIG. BLOCK 41 LOTS S 30' OF N 90' OF 7-12 BOOK 788 PAGE 381					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	
Lot Size	150 x 30		
Lot Count			
Units Buildable	3600		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	4,500.00 x .80 =	3,600	
Factor Value	0		
Adjustments			
Lot Value	3,600		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	5364
Total Building Area	2,400	Image Date	7/13/2020
Total Base Value	301,464	Name	2001-00-041-007-0-001-00-001-000-001.jpg
Modifier Value		Description	f:\pictures\2001-00-041-007-0-001-00-001-000-001.jpg
Misc Improvements			
Replacement Cost New	301,464		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	60,293		
Economic Depreciation			
RCNLD (All Sources)	60,293		
Depreciated Improvements			
Outbuilding Value	1,486		
Total Improvement Value	61,779		
Land Value	3,600		
Cost Approach Value	65,379	27.24/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,486
Miscellaneous Income		Land Value	3,600
Effective Gross Income (EGI)		Total Appraised Value	65,379
Total Expenses			27.24/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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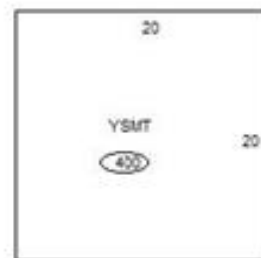
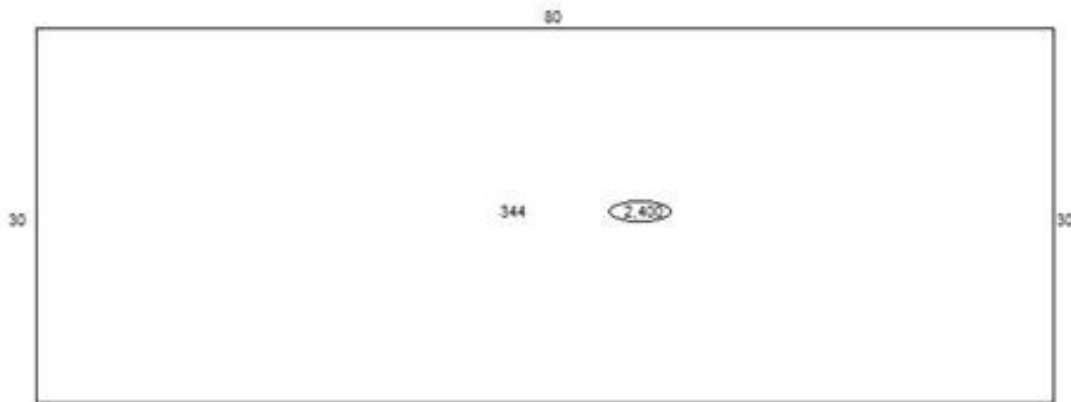
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Sketch Image

300005948



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	2,400	1.000	2,400
2	O	SHDS		13	YSMT	400	1.000	400
Total Building Area						2,400		2,400



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Parcel ID 2001-00-041-007-0-001-00
Cadastral ID 2001-041-007-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name LOTSPEICH LIVING TRUST U/A (THE)

Building Data

Building ID 137
Building Sequence 1
Occupancy 1 483 Fitness Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1945
Effective Age 97
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 5 - Brick with Block Back-up
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 59.59
Wall Cost 53.66
HVAC Cost 12.36
Basement Cost 0.00
Total Base Cost 125.61
Total Area 2,400
Base RCN 301,464
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 301,464
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (241,171)
Total RCNLD 60,293
Lump Sums
Total Building Value 60,293 \$ 25.12 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - STUCCO	20x20x8		Formed Metal	400	
	Qual	3	Cond	3	Year	1980	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
		Base Cost (18.58 x 400)		7,432	5,946	1,486	
Total Site Improvement Value						1,486	