



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:14:54  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 300005950 <b>Parcel ID</b> 2001-00-041-007-0-003-00 <b>Cadastral ID</b> 2001-041-007-00-0-003-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15083 GOLIGHTLY, KIRK D. ETUX  19655 NS 154 RD BEAVER OK 73932-0000  <b>Parcel Location</b> <b>Situs</b> 00213 S BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0007 / 0041 <b>Parcel Size</b> - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-041-007-0-003-00 01/30/24</p> <p>2001-00-041-007-0-003-00_002.JPG 2/1/2024</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.71351352 -99.89974444 LAVERNE ORIG. BLOCK 41 LOTS S 50' OF 7 THRU 12																																																																																																																				
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Lot Data		Primary Image	
Lot Size	150 x 50		
Lot Count			
Units Buildable	6000		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	7,500.00 x .80 = 6,000		
Factor Value	0		
Adjustments			
Lot Value	6,000		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27855
Total Building Area	2,919	Image Date	2/1/2024
Total Base Value	261,513	Name	002.JPG
Modifier Value		Description	2001-00-041-007-0-003-00_002.JPG
Misc Improvements			
Replacement Cost New	261,513		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	52,303		
Economic Depreciation			
RCNLD (All Sources)	52,303		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	52,303		
Land Value	6,000		
Cost Approach Value	58,303		
			19.97/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	6,000
Effective Gross Income (EGI)		Total Appraised Value	58,303
Total Expenses			19.97/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

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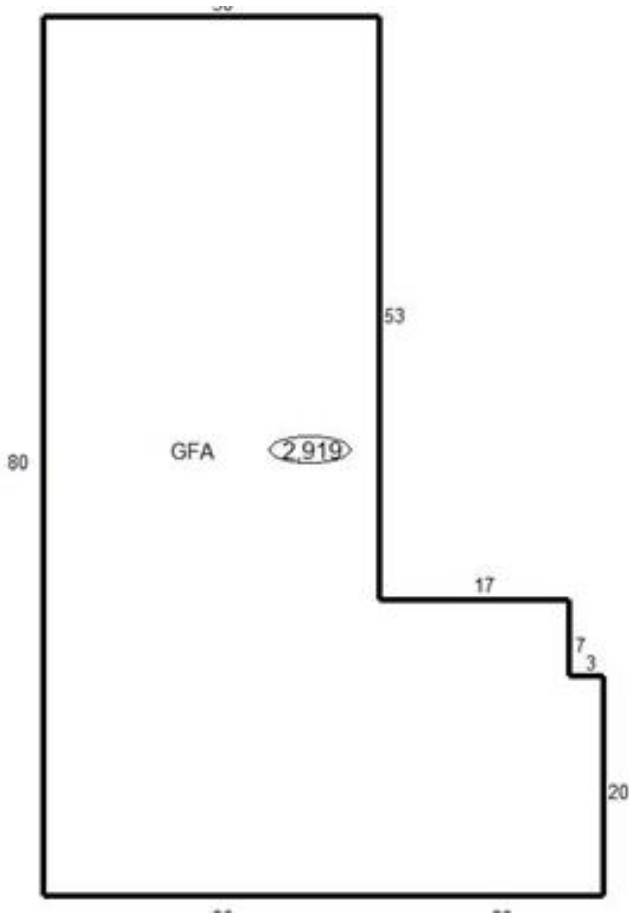
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Sketch Image

300005950



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	2,919	1.000	2,919
<b>Total Building Area</b>						2,919		2,919



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Account 300005950  
Parcel ID 2001-00-041-007-0-003-00  
Cadastral ID 2001-041-007-00-0-003-00

Tax Area Code 202  
Property Class UC  
Owners Name GOLIGHTLY, KIRK D. ETUX

### Building Data

Building ID 138  
Building Sequence 1  
Occupancy 1 353 Retail Store 80%  
Occupancy 2 326 Storage Garage 20%  
Occupancy 3  
Total Floor Area 2,919  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1940  
Effective Age 86  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 21 - Hollow Clay Block  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type Flat  
Roof Cover Built/Up Tar

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 46.83  
Wall Cost 36.94  
HVAC Cost 5.82  
Basement Cost 0.00  
Total Base Cost 89.59  
Total Area 2,919  
Base RCN 261,513  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 261,513  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (209,210)  
Total RCNLD 52,303  
Lump Sums  
Total Building Value 52,303 \$ 17.92 Per SqFt