



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005967 Parcel ID 2001-00-043-007-0-001-00 Cadastral ID 2001-043-007-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15095 OHAIR, GARY P. & RHONDA K. OHAIR 905 S BROADWAY AVE LAVERNE OK 73848-0000 Parcel Location Situs 00213 E JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0007 / 0043 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-043-007-0-001-00 01/30/24</p>																																																																																																																				
Legal Description Lat/Long: 36.72244792 -99.89192052 LAVERNE ORIG BLOCK 43 LOTS 7-8																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable 5600</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 7,000.00 x .80 = 5,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,600</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 6,311</p> <p>Total Improvement Value 6,311</p> <p>Land Value 5,600</p> <p>Cost Approach Value 11,911</p>	<p>Image ID 27896</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description SHED</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 6,311</p> <p>Land Value 5,600</p> <p>Total Appraised Value 11,911</p>	



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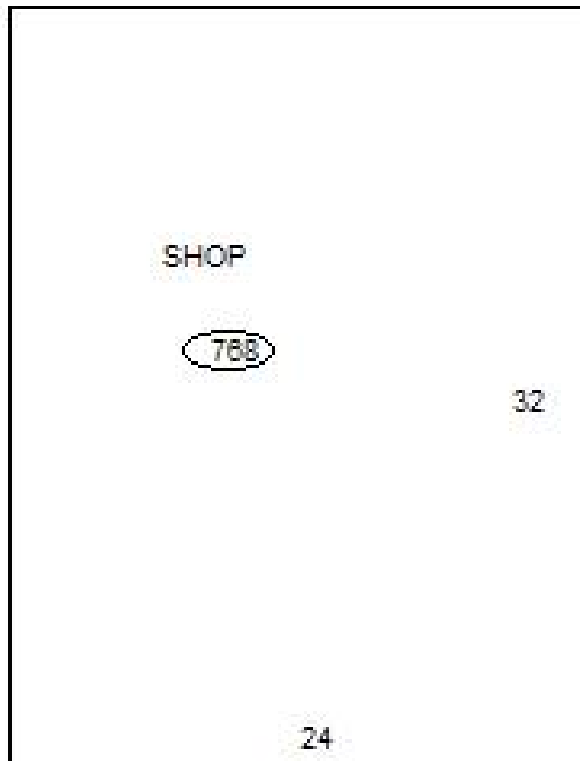
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Sketch Image

300005967



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		13	SHOP	768	1.000	768

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	32x24x12	Concrete	Galvanized Metal	768
	Qual	3	Cond 4	Year 1970	Eff Age 45	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (25.68 x 768)		19,722	13,411	6,311
Total Site Improvement Value						6,311