



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:16
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Assessment Data					Primary Image									
Account	300005974				<p>EMPTY LOT 2/1/2024</p>									
Parcel ID	2001-00-043-020-0-001-00													
Cadastral ID	2001-043-020-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	14811													
OKLAHOMA NATURAL GAS CO.														
BUFFALO OK 73834-0000														
Parcel Location														
Situs	00205 SE FIRST ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0020 / 0043	Parcel Size	.75 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71824976 -99.89150427														
L.O. BLK 43 A TRACT IN LOTS 20 & 21														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor			Date	Price	Code								
/	OKLAHOMA NATURAL GAS CO.													
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,106	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	2,106	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2024	2024-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2023	2023-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2022	2022-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2021	2021-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2020	2020-300005974	OKLAHOMA NATURAL GAS CO.			202	2,106	0		.00					
2019	2019-0005974	OKLAHOMA NATURAL GAS CO.			202	2,106			.00					
2018	2018-0005974	OKLAHOMA NATURAL GAS CO.			202	2,106			.00					
2017	2017-0005974	OKLAHOMA NATURAL GAS CO.			202	2,370			.00					
2016	2016-0005974	OKLAHOMA NATURAL GAS CO.			202	2,370			.00					
2015	2015-0005974	OKLAHOMA NATURAL GAS CO.			202	2,370			.00					
2014	2014-0005974	OKLAHOMA NATURAL GAS CO.			202	2,370			.00					
2013	2013-0005974	OKLAHOMA NATURAL GAS CO.			202	5,266			.00					



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</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 2,633.00 x .80 = 2,106</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,106</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</p> <p>Total Improvement Value</p> <p>Land Value 2,106</p> <p>Cost Approach Value 2,106</p>	<p>Image Information</p> <p>Image ID 27904</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description EMPTY LOT</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</p> <p>Land Value 2,106</p> <p>Total Appraised Value 2,106</p>	