




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:15:21
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005980 Parcel ID 2001-00-044-011-0-001-00 Cadastral ID 2001-044-011-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15101 BANK OF LAVERNE % SECURITY STATE BANK P O BOX 470 CHEYENNE OK 73628-0000 Parcel Location Situs S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0011 / 0044 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>2001-00-044-011-0-001-00_001.JPG 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.70877640 -99.89713689 LAVERNE ORIG BLOCK 44 LOTS 11-12																																																																																																																									
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Page 2

Lot Data	Primary Image
<p>Lot Size 0 x 0</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	Image Information
<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 738</p> <p>Total Improvement Value 738</p> <p>Land Value 5,600</p> <p>Cost Approach Value 6,338</p>	<p>Image ID 27913</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-044-011-0-001-00_001.JPG</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 738</p> <p>Land Value 5,600</p> <p>Total Appraised Value 6,338</p>



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Page 3

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving CONCR CIRCLE & WALK 2013	30x30x0			900
	Qual	3	Cond 3	Year 2009	Eff Age 17	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.10 x 900)				3,690	2,952	738
Total Site Improvement Value						738