



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300005981 Parcel ID 2001-00-044-013-0-001-00 Cadastral ID 2001-044-013-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15102 RIOJAS, HECTOR, ETAL P O BOX 1072 LAVERNE OK 73848-0000 Parcel Location Situs 00119 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0013 / 0044 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 1000 - COUNTY School District 1-LAVERN - 1-LAVERNE					<p style="font-size: small; text-align: center;">2001-00-044-013-0-001-00 01/30/24</p>																																																																																																																				
Legal Description Lat/Long: 36.70916255 -99.89555310 LAVERNE ORIG BLOCK 44 LOTS W2 13-14-15										Building Permits BUILDING 2/1/2024																																																																																																															
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>721/347</td> <td>PONCE, CRISTINA</td> <td>11/17/2016</td> <td>25,000</td> <td>MQ</td> </tr> <tr> <td>692/99</td> <td>BTB PROPERTY MANAGEMENT,</td> <td>08/29/2013</td> <td>10,000</td> <td>PQ</td> </tr> <tr> <td>669/377</td> <td>BOWKER, JAMES &</td> <td>06/16/2011</td> <td>15,000</td> <td>21</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	721/347	PONCE, CRISTINA	11/17/2016	25,000	MQ	692/99	BTB PROPERTY MANAGEMENT,	08/29/2013	10,000	PQ	669/377	BOWKER, JAMES &	06/16/2011	15,000	21																																																																																		
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Lot Data	Primary Image		
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3920</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 4,900.00 x .80 = 3,920</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,920</p>			
Cost Approach			
<p>Manual Date 07/2025</p> <p>Total Building Area 1,300</p> <p>Total Base Value 133,900</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 133,900</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 26,780</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 26,780</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,293</p> <p>Total Improvement Value 33,073</p> <p>Land Value 3,920</p> <p>Cost Approach Value 36,993 28.46/SqFt</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p data-bbox="732 932 956 1045"> Image ID 27914 Image Date 2/1/2024 Name 001.JPG Description BUILDING </p>		Image Information
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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,293</p> <p>Land Value 3,920</p> <p>Total Appraised Value 36,993 28.46/SqFt</p>		



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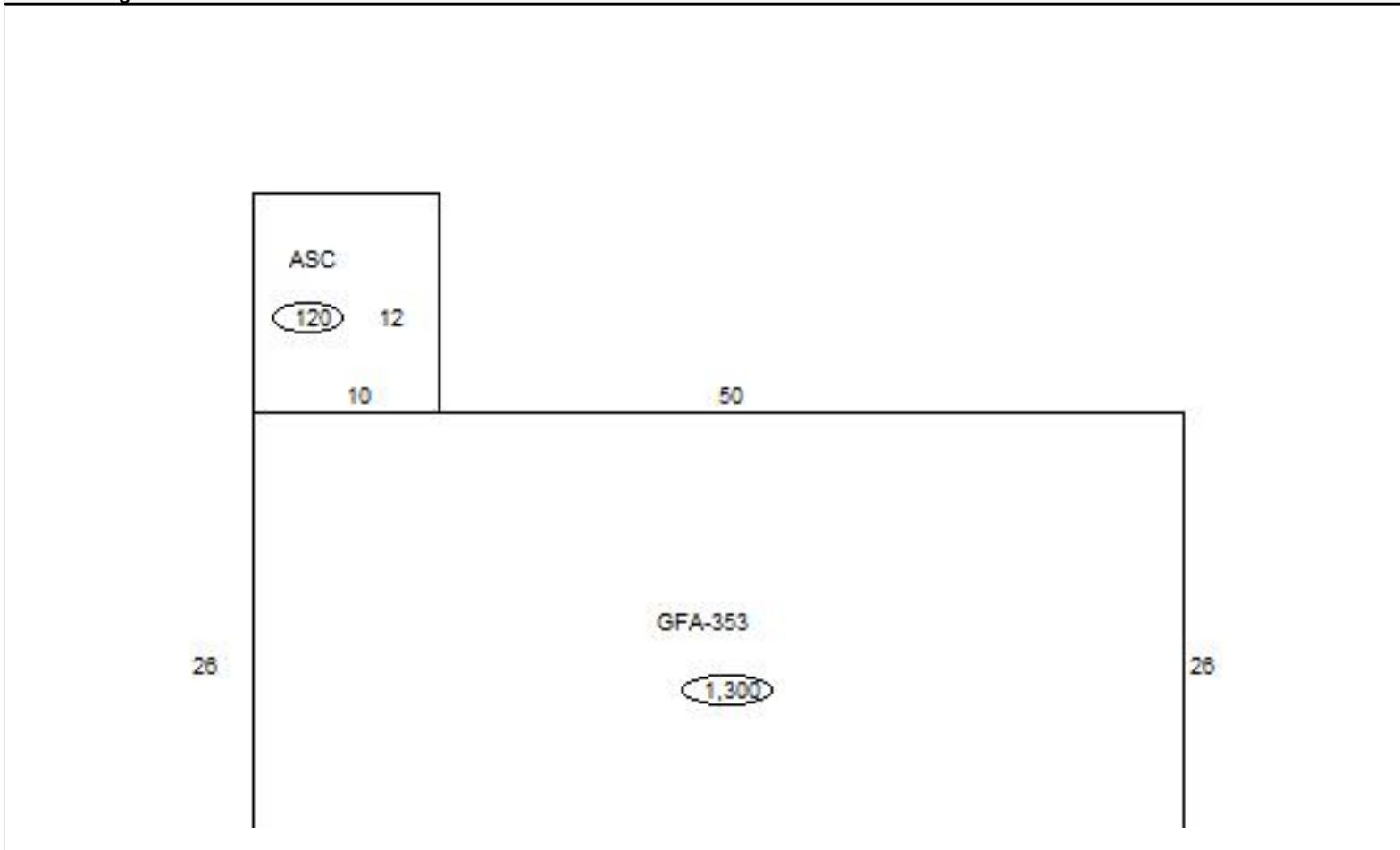
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Sketch Image

300005981



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,300	1.000	1,300
2	O	BNV		13	ASC	120	1.000	120
Total Building Area						1,300		1,300



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Account 300005981
Parcel ID 2001-00-044-013-0-001-00
Cadastral ID 2001-044-013-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name RIOJAS, HECTOR, ETAL

Building Data

Building ID 146
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,300
Average Perimeter 152
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1935
Effective Age 91
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
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 56.01
Wall Cost 46.99
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 103.00
Total Area 1,300
Base RCN 133,900
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 133,900
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (107,120)
Total RCNLD 26,780
Lump Sums
Total Building Value 26,780 \$ 20.60 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	50x5x0			250
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (4.91 x 250)			1,228	393	835
	PACN	Paving - Concrete	11x4x0			44
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (7.87 x 44)			346	111	235
	PAVA	Paving - Asphalt	95x44x0			4,180
	Qual	3	Cond 3	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (2.55 x 4,180)			10,659	5,436	5,223
	BNV	Awing/Shelter/Carport/TORNADO DMG-GONE	12x10x10		Formed Metal	120
	Qual	3	Cond 3	Year 2020	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (0.00 x 120)					
Total Site Improvement Value						6,293