



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:15:25
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Assessment Data					Primary Image																																																																																																																				
Account 300005985 Parcel ID 2001-00-045-001-0-001-00 Cadastral ID 2001-045-001-00-0-001-00 Property Type REAL - Real Property Property Class E VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15104 PANHANDLE TELEPHONE COOP, INC. P O BOX 1188 GUYMON OK 73942-0000 Parcel Location Situs 01010 W JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0001 / 0045 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE					<p>2001-00-045-001-0-001-00 01/31/24</p> <p>PTCL 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.71248012 -99.89992381 LAVERNE ORIG BLOCK 45 LOT 1																																																																																																																									
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Lot Data		Primary Image	
Lot Size	25 x 140		
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	3,500.00 x .80 = 2,800		
Factor Value	0		
Adjustments			
Lot Value	2,800		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27920
Total Building Area	1,550	Image Date	2/1/2024
Total Base Value	263,578	Name	001.JPG
Modifier Value		Description	PTCI
Misc Improvements			
Replacement Cost New	263,578		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	52,716		
Economic Depreciation			
RCNLD (All Sources)	52,716		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	52,716		
Land Value	2,800		
Cost Approach Value	55,516 35.82/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	2,800
Effective Gross Income (EGI)		Total Appraised Value	55,516 35.82/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

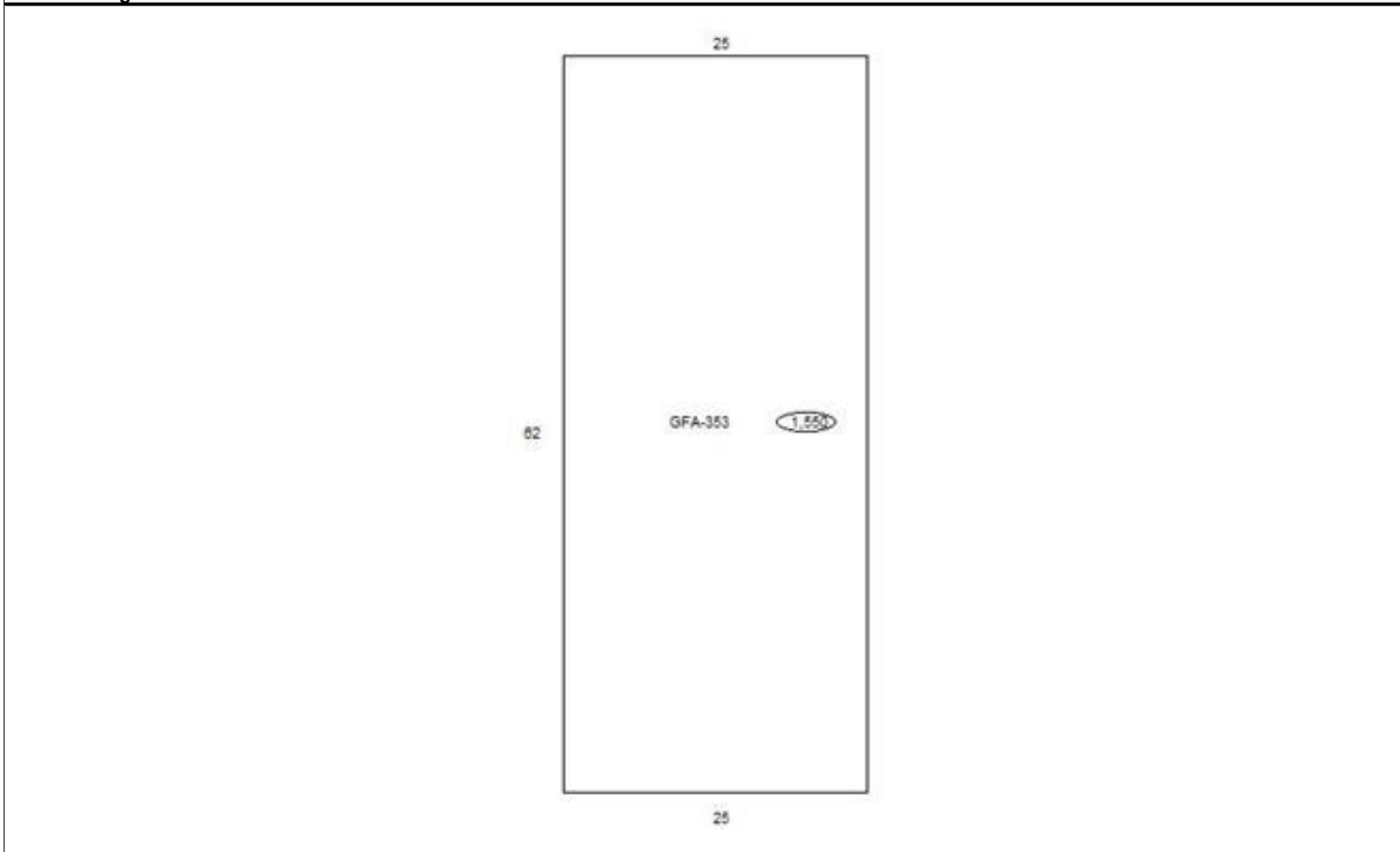
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Sketch Image

300005985



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,550	1.000	1,550
Total Building Area						1,550		1,550



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Account 300005985
Parcel ID 2001-00-045-001-0-001-00
Cadastral ID 2001-045-001-00-0-001-00

Tax Area Code 202
Property Class E
Owners Name PANHANDLE TELEPHONE COOP, INC.

Building Data

Building ID 148
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,550
Average Perimeter 174
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1910
Effective Age 115
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
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 52.73
Wall Cost 106.43
HVAC Cost 10.89
Basement Cost 0.00
Total Base Cost 170.05
Total Area 1,550
Base RCN 263,578
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 263,578
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (210,862)
Total RCNLD 52,716
Lump Sums
Total Building Value 52,716 \$ 34.01 Per SqFt