



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image						
Account	300005986			<p>2001-00-045-002-0-001-00_001.JPG 2/1/2024</p>						
Parcel ID	2001-00-045-002-0-001-00									
Cadastral ID	2001-045-002-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	2							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	16517									
HARPER COUNTY DEVELOPMENT AUTH										
P O BOX 1127 LAVERNE OK 73848-0000										
Parcel Location										
Situs	00109 W JANE JAYROE BLVD									
Subdivision	LAVERNE ORIG.									
Lot/Block	0002 / 0045	Parcel Size	1 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.70915398 -99.89587248				Building Permits						
LAVERNE ORIG BLOCK 45 LOT 2 BOOK 778 PAGE 555 W/EXEMPTION				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					778/555	PRAIRIE WIND DEVELOPMENT GROU	08/07/2023		01	
					777/86	PRAIRIE WIND DEVELOPMENT GROU	08/07/2023	140,000	01	
					771/58	HEWES, JUSTIN &	10/03/2022	50,000	Q	
					725/24	OAKLEY, DENNIS (TRUST) &	03/27/2017	35,000	21	
					686/192	BANK OF LAVERNE	12/17/2012	17,000	21	
					653/43	WALDROP, JAMES F.	11/04/2009	40,000	PQ	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2024	Land Value	2,800	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	44,059	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	46,859	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	2025-300005986	HARPER COUNTY DEVELOPMENT AUTH			202	46,859	0		.00	
2024	2024-300005986	HARPER COUNTY DEVELOPMENT AUTH			202	50,650	0		.00	
2023	2023-300005986	PRAIRIE WIND DEVELOPMENT GROUP, LLC			202	50,000	0	4,500	302.00	
2022	2022-300005986	PRAIRIE WIND DEVELOPMENT GROUP, LLC			202	45,684	0	4,439	301.00	
2021	2021-300005986	HEWES, JUSTIN &			202	42,124	0	4,228	292.00	
2020	2020-300005986	HEWES, JUSTIN &			202	33,556	0	4,027	273.00	
2019	2019-0005986	HEWES, JUSTIN &			202	33,556		4,027	240.00	
2018	2018-0005986	HEWES, JUSTIN &			202	35,000		4,200	251.00	
2017	2017-0005986	HEWES, JUSTIN &			202	18,462		2,215	132.00	
2016	2016-0005986	BTB PROPERTY MANAGEMENT, LLC			202	18,462		2,179	130.00	
2015	2015-0005986	BTB PROPERTY MANAGEMENT, LLC			202	17,292		2,075	124.00	
2014	2014-0005986	BTB PROPERTY MANAGEMENT, LLC			202	17,292		2,075	124.00	
2013	2013-0005986	BTB PROPERTY MANAGEMENT, LLC			202	17,000		2,040	122.00	



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Lot Data	Primary Image	
<p>Lot Size 25 x 140</p> <p>Lot Count</p> <p>Units Buildable 2800</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 3,500.00 x .80 = 2,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,125</p> <p>Total Base Value 132,706</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 132,706</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 26,541</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 26,541</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 9,652</p> <p>Total Improvement Value 36,193</p> <p>Land Value 2,800</p> <p>Cost Approach Value 38,993 18.35/SqFt</p>	<th data-bbox="703 884 1588 909">Image Information</th> <p>Image ID 27924</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-002-0-001-00_001.JPG</p>	Image Information
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 9,652</p> <p>Land Value 2,800</p> <p>Total Appraised Value 38,993 18.35/SqFt</p>	



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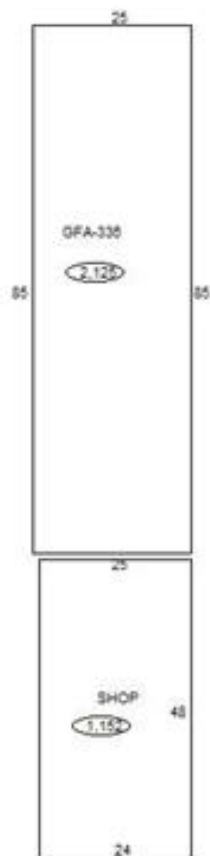
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Sketch Image

300005986



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	336		25	GFA-336	2,125	1.000	2,125
2	O	UTIL		25	SHOP	1,152	1.000	1,152
<b>Total Building Area</b>						2,125		2,125



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Account 300005986  
Parcel ID 2001-00-045-002-0-001-00  
Cadastral ID 2001-045-002-00-0-001-00

Tax Area Code 202  
Property Class E  
Owners Name HARPER COUNTY DEVELOPMENT AUTH

### Building Data

Building ID 149  
Building Sequence 1  
Occupancy 1 336 Laundromat 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,125  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 1945  
Effective Age 89  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2.5 - Fair  
Condition 2.5 - Fair  
Exterior Wall 12 - Invalid ExteriorWall Code  
Heating/Cooling 9 - Ind Thu-Wall Heat Pump  
Roof Type Gable  
Roof Cover Metal

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 56.16  
Wall Cost 0.00  
HVAC Cost 6.29  
Basement Cost 0.00  
Total Base Cost 62.45  
Total Area 2,125  
Base RCN 132,706  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 132,706  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (106,165)  
Total RCNLD 26,541  
Lump Sums  
Total Building Value 26,541 \$ 12.49 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	48x24x10	Concrete	Formed Metal	1,152
	Qual 2	Cond 2	Year 1990	Eff Age	43	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (25.39 x 1,152)		29,249	19,597	9,652
		<b>Total Site Improvement Value</b>		<b>9,652</b>