



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:27  
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Assessment Data					Primary Image																																																						
Account	300005987				<p>2001-00-045-003-0-001-00_001.JPG 2/1/2024</p>																																																						
Parcel ID	2001-00-045-003-0-001-00																																																										
Cadastral ID	2001-045-003-00-0-001-00																																																										
Property Type	REAL - Real Property																																																										
Property Class	UC	VI Area	2																																																								
Tax Area	202 - 1T-LAVERNE-C																																																										
Name ID	24511																																																										
NEWTON, JOHN ROBERT & KAREN ELIZABETH NEWTON																																																											
PO BOX 1237 LAVERNE OK 73848-0000																																																											
Parcel Location																																																											
Situs	00113 W JANE JAYROE BLVD																																																										
Subdivision	LAVERNE ORIG.																																																										
Lot/Block	0003 / 0045	Parcel Size	1 - Lots																																																								
Sec/Twn/Rng	/ / /																																																										
Neighborhood	200100 - LAVERNE ORIG\MULTI																																																										
School District	1-LAVERN - 1-LAVERNE																																																										
Legal Description Lat/Long: 36.71310091 -99.90028461																																																											
LAVARNE ORIG BLOCK 45 LOT 3 BOOK 786 PAGE 532																																																											
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																																		
					786/532	MCKINLEY, MARIJO	12/04/2024	75,000	Q																																																		
					767/358	FRIAS, NYDIA JAZMIN	04/10/2022	96,000	Q																																																		
					755/345	MULBERY, TRACY L.	08/14/2020	50,000	Q																																																		
					696/283	BTB PROPERTY MANAGEMENT,	02/21/2014	75,000	21																																																		
					624/635	EVANS, H. GREGG, ROLF	05/25/2007	45,000	U																																																		
					593/399	OAKLEY, DENNIS, ETUX	06/04/2004	47,000	PQ																																																		
Parcel Valuation																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																			
Remove Cap	2025	Land Value	2,800	2,800	12%	336	Assessed	10,800	725.65																																																		
Year Frozen		Improvements	87,200	87,200		10,464	Penalty	0																																																			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																		
TIF Project ID	0	Total Value	90,000	90,000		10,800	Total Taxable	10,800	726.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																				
2025	2025-300005987	NEWTON, JOHN ROBERT &	202	90,000	0	10,800	726.00																																																				
2024	2024-300005987	MCKINLEY, MARIJO	202	96,712	0	11,605	772.00																																																				
2023	2023-300005987	MCKINLEY, MARIJO	202	96,000	0	11,520	774.00																																																				
2022	2022-300005987	MCKINLEY, MARIJO	202	79,456	0	6,300	427.00																																																				
2021	2021-300005987	FRIAS, NYDIA JAZMIN	202	50,000	0	6,000	414.00																																																				
2020	2020-300005987	FRIAS, NYDIA JAZMIN	202	59,433	0	7,132	483.00																																																				
2019	2019-0005987	MULBERY, TRACY L.	202	59,433		7,132	426.00																																																				
2018	2018-0005987	MULBERY, TRACY L.	202	59,433		7,132	426.00																																																				
2017	2017-0005987	MULBERY, TRACY L.	202	59,363		7,124	425.00																																																				
2016	2016-0005987	MULBERY, TRACY L.	202	59,363		7,124	425.00																																																				
2015	2015-0005987	MULBERY, TRACY L.	202	62,000		7,440	444.00																																																				
2014	2014-0005987	MULBERY, TRACY L.	202	54,932		5,953	355.00																																																				
2013	2013-0005987	BTB PROPERTY MANAGEMENT, LLC	202	91,386		5,670	338.00																																																				




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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	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 2,450</p> <p>Total Base Value 385,581</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 385,581</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 77,116</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 77,116</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 77,116</p> <p>Land Value 2,800</p> <p>Cost Approach Value 79,916 32.62/SqFt</p>	<p>Image ID 27925</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-003-0-001-00_001.JPG</p>
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</p> <p>Land Value 2,800</p> <p>Total Appraised Value 79,916 32.62/SqFt</p>



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Sketch Image

300005987



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	2,450	1.000	2,450
<b>Total Building Area</b>						2,450		2,450



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Account 300005987  
Parcel ID 2001-00-045-003-0-001-00  
Cadastral ID 2001-045-003-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name NEWTON, JOHN ROBERT &

### Building Data

Building ID 150  
Building Sequence 1  
Occupancy 1 350 Restaurant 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,450  
Average Perimeter 246  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1955  
Effective Age 60  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 12 - Concrete Block  
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 2001-00-045-003-0-001-00-001-000-001.jpg  
Image Date 7/17/2020  
Image Name 2001-00-045-003-0-001-00-001-000-001.jpg  
Description f:\pictures\2001-00-045-003-0-001-00-001-000-001.jpg

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 89.19  
Wall Cost 49.44  
HVAC Cost 18.75  
Basement Cost 0.00  
Total Base Cost 157.38  
Total Area 2,450  
Base RCN 385,581  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 385,581  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (308,465)  
Total RCNLD 77,116  
Lump Sums  
Total Building Value 77,116 \$ 31.48 Per SqFt