



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:28  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300005988 <b>Parcel ID</b> 2001-00-045-004-0-001-00 <b>Cadastral ID</b> 2001-045-004-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15106 MANNING, DANNY R. & PATTY ANN MANNING  17614 STATE HIGHWAY 149 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00111 W JANE JAYROE BLVD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0004 / 0045 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-045-004-0-001-00 01/31/24</p> <p>2001-00-045-004-0-001-00_002.JPG 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71346322 -99.89886230																																																																																																																									
<b>LAVERNE ORIG. BLOCK 45 LOT 4</b>					<b>Building Permits</b> <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 02/06/2026  
Time 07:15:28  
Page 2

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 912</p> <p>Total Base Value 117,110</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 117,110</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 23,422</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 23,422</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,870</p> <p>Total Improvement Value 27,292</p> <p>Land Value 2,800</p> <p>Cost Approach Value 30,092 33.00/SqFt</p>			<p>Image ID 27928</p> <p>Image Date 2/1/2024</p> <p>Name 002.JPG</p> <p>Description 2001-00-045-004-0-001-00_002.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 3,870</p> <p>Land Value 2,800</p> <p>Total Appraised Value 30,092 33.00/SqFt</p>			



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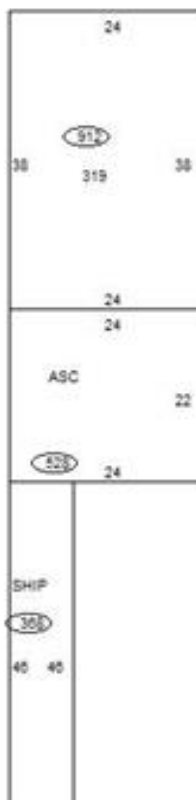
Date 02/06/2026

Time 07:15:28

Page 3

Sketch Image

300005988



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	319	912	1.000	912
2	O	SHIP		20	SHIP	368	1.000	368
3	O	ASC		20	ASC	528	1.000	528
<b>Total Building Area</b>						<b>912</b>		<b>912</b>



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Page 4

Account 300005988  
Parcel ID 2001-00-045-004-0-001-00  
Cadastral ID 2001-045-004-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name MANNING, DANNY R. &

### Building Data

Building ID 312  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 912  
Average Perimeter 124  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1945  
Effective Age 81  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 9 - Cavity Concrete Block  
Heating/Cooling 10 - Complete 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 55.73  
Wall Cost 53.26  
HVAC Cost 19.42  
Basement Cost 0.00  
Total Base Cost 128.41  
Total Area 912  
Base RCN 117,110  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 117,110  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (93,688)  
Total RCNLD 23,422  
Lump Sums  
Total Building Value 23,422 \$ 25.68 Per SqFt



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Time 07:15:28

Page 5

300005988

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x8	Base		368
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b> Base Cost (5.31 x 368)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	PACN	Paving - Concrete	16x8x0			128
	Qual 3	Cond 3	Year 2020	Eff Age 6		
	<b>Valuation Summary</b> Base Cost (6.66 x 128)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	ASC	Awning/Shelter/Carport	25x22x8		Formed Metal	528
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b> Base Cost (4.09 x 528)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
<b>Total Site Improvement Value</b>						<b>3,870</b>