



# 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	300005989				<p>2001-00-045-005-0-001-00_001.JPG 2/1/2024</p>									
Parcel ID	2001-00-045-005-0-001-00													
Cadastral ID	2001-045-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15096													
HAYS, SUE														
P O BOX 491 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00117 W JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0005 / 0045	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70788433 -99.89538221														
LAVERNE ORIG BLOCK 45 LOT 5														
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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					655/46	LOVE, DELVIN R.	12/28/2009	25,000	16					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,394	12%	287	Assessed	5,664	380.56					
Year Frozen		Improvements	54,145	44,808		5,377	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	56,945	47,202		5,664	Total Taxable	5,664	381.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005989	HAYS, SUE	202	56,945	0	5,395	362.00							
2024	2024-300005989	HAYS, SUE	202	58,067	0	5,138	342.00							
2023	2023-300005989	HAYS, SUE	202	57,670	0	4,893	329.00							
2022	2022-300005989	HAYS, SUE	202	57,306	0	4,661	316.00							
2021	2021-300005989	HAYS, SUE	202	57,835	0	4,438	306.00							
2020	2020-300005989	HAYS, SUE	202	53,289	0	4,227	286.00							
2019	2019-0005989	HAYS, SUE	202	53,289		4,026	240.00							
2018	2018-0005989	HAYS, SUE	202	53,289		3,834	229.00							
2017	2017-0005989	HAYS, SUE	202	55,123		3,652	218.00							
2016	2016-0005989	HAYS, SUE	202	55,123		3,478	208.00							
2015	2015-0005989	HAYS, SUE	202	51,027		3,312	198.00							
2014	2014-0005989	HAYS, SUE	202	51,027		3,155	188.00							
2013	2013-0005989	HAYS, SUE	202	85,022		3,004	179.00							



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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 2,450</p> <p>Total Base Value 252,718</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 252,718</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 50,544</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 50,544</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 50,544</p> <p>Land Value 2,800</p> <p>Cost Approach Value 53,344 21.77/SqFt</p>	<p>Image ID 27930</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-005-0-001-00_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 53,344 21.77/SqFt</p>	



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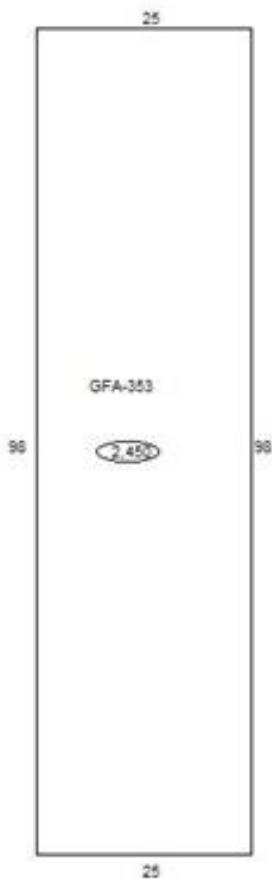
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Sketch Image

300005989



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 300005989  
Parcel ID 2001-00-045-005-0-001-00  
Cadastral ID 2001-045-005-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name HAYS, SUE

### Building Data

Building ID 152  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,450  
Average Perimeter 246  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1955  
Effective Age 60  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2.5 - Fair  
Condition 2.5 - Fair  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 11 - Radiant Space Heaters  
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 52.90  
Wall Cost 43.95  
HVAC Cost 6.30  
Basement Cost 0.00  
Total Base Cost 103.15  
Total Area 2,450  
Base RCN 252,718  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 252,718  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (202,174)  
Total RCNLD 50,544  
Lump Sums  
Total Building Value 50,544 \$ 20.63 Per SqFt