



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:15:33  
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Assessment Data					Primary Image									
Account	300005993													
Parcel ID	2001-00-045-010-0-001-00													
Cadastral ID	2001-045-010-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25668													
KBS REAL ESTATE, LLC														
P O BOX 434 SHATTUCK OK 73858-														
Parcel Location														
Situs	00133 W JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0010 / 0045	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70837402 -99.89564295														
LAVERNE ORIG BLOCK 45 LOT 10 BOOK 786 PAGE 324														
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					
					786/324	DOME, JULIE	12/01/2024	100,000	MQ					
					679/536	D & M BURKE FAMILY, LLC	03/30/2012	98,683	MQ					
					675/822	D & M BURKE FAMILY, L.L.C	12/05/2011	25,000	16					
					608/449	TOWN OF LAVERNE	10/04/2005	3,500	V					
					/	DOME, JULIE								
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	16,406	1,102.32					
Year Frozen		Improvements	133,915	133,915		16,070	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	136,715	136,715		16,406	Total Taxable	16,406	1,102.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300005993	KBS REAL ESTATE, LLC			202	136,715	0	16,406	1,102.00					
2024	2024-300005993	DOME, JULIE			202	141,326	0	16,959	1,128.00					
2023	2023-300005993	DOME, JULIE			202	139,283	0	16,714	1,123.00					
2022	2022-300005993	DOME, JULIE			202	139,717	0	16,518	1,118.00					
2021	2021-300005993	DOME, JULIE			202	131,097	0	15,732	1,086.00					
2020	2020-300005993	DOME, JULIE			202	132,771	0	15,869	1,075.00					
2019	2019-0005993	DOME, JULIE			202	134,265		15,113	902.00					
2018	2018-0005993	DOME, JULIE			202	132,081		14,393	859.00					
2017	2017-0005993	DOME, JULIE			202	123,748		13,708	818.00					
2016	2016-0005993	DOME, JULIE			202	125,073		13,056	779.00					
2015	2015-0005993	DOME, JULIE			202	114,660		12,434	742.00					
2014	2014-0005993	DOME, JULIE			202	98,683		11,842	707.00					
2013	2013-0005993	DOME, JULIE			202	98,683		11,842	707.00					



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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 1,750</p> <p>Total Base Value 171,553</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 171,553</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 130,380</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 130,380</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 130,380</p> <p>Land Value 2,800</p> <p>Cost Approach Value 133,180 76.10/SqFt</p>	<p>Image ID 27936</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-010-0-001-00_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 133,180 76.10/SqFt</p>	



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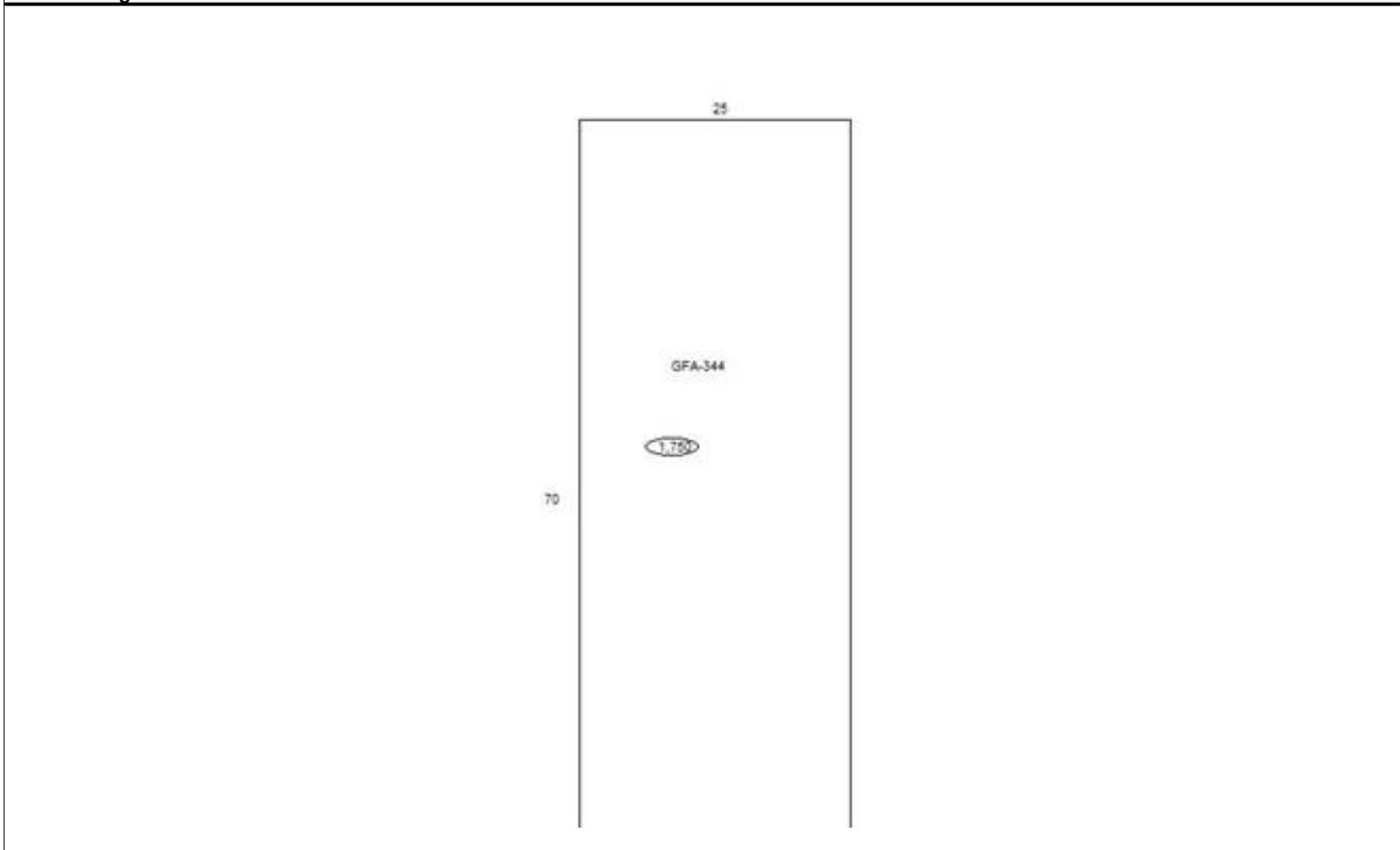
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Sketch Image

300005993



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	1,750	1.000	1,750
<b>Total Building Area</b>						1,750		1,750



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Account 300005993  
Parcel ID 2001-00-045-010-0-001-00  
Cadastral ID 2001-045-010-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name KBS REAL ESTATE, LLC

### Building Data

Building ID 154  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,750  
Average Perimeter 190  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2006  
Effective Age 23  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 2.6 - Fair  
Condition 2.2 - Fair  
Exterior Wall 88 - Invalid ExteriorWall Code  
Heating/Cooling 8 - Warmed and Cooled Air  
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 84.56  
Wall Cost 0.00  
HVAC Cost 13.47  
Basement Cost 0.00  
Total Base Cost 98.03  
Total Area 1,750  
Base RCN 171,553  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 171,553  
Physical Depreciation 24%  
Functional Depreciation  
Total Depreciation 24% (41,173)  
Total RCNLD 130,380  
Lump Sums  
Total Building Value 130,380 \$ 74.50 Per SqFt