



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:39  
 Page 1

Assessment Data					Primary Image																																																																																																															
Account	300006000																																																																																																																			
Parcel ID	2001-00-045-019-0-001-00																																																																																																																			
Cadastral ID	2001-045-019-00-0-001-00																																																																																																																			
Property Type	REAL - Real Property																																																																																																																			
Property Class	UC	VI Area 2																																																																																																																		
Tax Area	202 - 1T-LAVERNE-C																																																																																																																			
Name ID	25888																																																																																																																			
S & J ACTIVITIES, LLC																																																																																																																				
783 S TRANSPORT RD LAVERNE OK 73848-																																																																																																																				
<b>Parcel Location</b> Situs 00100 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0019 / 0045 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71351966 -99.89926083 LAVERNE ORIG BLOCK 45 LOTS 19-20-21-22 BOOK 787 PAGE 168																																																																																																																				
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption																																																																																																											
Code	Type	Active	Maximum	Exemption																																																																																																																
<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>795/382</td> <td>MAGGIE'S MINI MART, LLC</td> <td>12/31/2025</td> <td></td> <td>05</td> </tr> <tr> <td>787/168</td> <td>HOPE, GABRIEL W. &amp;</td> <td>01/31/2025</td> <td>400,000</td> <td>Q</td> </tr> <tr> <td>744/748</td> <td>DODD, JAMES M. &amp; DEBRA</td> <td>05/08/2019</td> <td>80,000</td> <td>Q</td> </tr> <tr> <td>550/757</td> <td>SOONER CROP HAIL INS.</td> <td>12/21/1999</td> <td>85,000</td> <td>Q</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	795/382	MAGGIE'S MINI MART, LLC	12/31/2025		05	787/168	HOPE, GABRIEL W. &	01/31/2025	400,000	Q	744/748	DODD, JAMES M. & DEBRA	05/08/2019	80,000	Q	550/757	SOONER CROP HAIL INS.	12/21/1999	85,000	Q																																																																																							
Bk/Pg	Grantor	Date	Price	Code																																																																																																																
795/382	MAGGIE'S MINI MART, LLC	12/31/2025		05																																																																																																																
787/168	HOPE, GABRIEL W. &	01/31/2025	400,000	Q																																																																																																																
744/748	DODD, JAMES M. & DEBRA	05/08/2019	80,000	Q																																																																																																																
550/757	SOONER CROP HAIL INS.	12/21/1999	85,000	Q																																																																																																																
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 10,640</td> <td>10,640</td> <td>12%</td> <td>1,277</td> <td>Assessed</td> <td>10,829</td> <td>727.60</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 79,599</td> <td>79,599</td> <td></td> <td>9,552</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 90,239</td> <td>90,239</td> <td></td> <td>10,829</td> <td>Total Taxable</td> <td>10,829</td> <td>728.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2026	Land Value 10,640	10,640	12%	1,277	Assessed	10,829	727.60	Year Frozen		Improvements 79,599	79,599		9,552	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 90,239	90,239		10,829	Total Taxable	10,829	728.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																																																																																																												
Remove Cap	2026	Land Value 10,640	10,640	12%	1,277	Assessed	10,829	727.60																																																																																																												
Year Frozen		Improvements 79,599	79,599		9,552	Penalty	0																																																																																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																												
TIF Project ID	0	Total Value 90,239	90,239		10,829	Total Taxable	10,829	728.00																																																																																																												
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-300006000</td> <td>MAGGIE'S MINI MART, LLC</td> <td>202</td> <td>90,239</td> <td>0</td> <td>10,829</td> <td>728.00</td> </tr> <tr> <td>2024</td> <td>2024-300006000</td> <td>HOPE, GABRIEL W. &amp;</td> <td>202</td> <td>87,869</td> <td>0</td> <td>10,445</td> <td>695.00</td> </tr> <tr> <td>2023</td> <td>2023-300006000</td> <td>HOPE, GABRIEL W. &amp;</td> <td>202</td> <td>85,615</td> <td>0</td> <td>9,948</td> <td>668.00</td> </tr> <tr> <td>2022</td> <td>2022-300006000</td> <td>HOPE, GABRIEL W. &amp;</td> <td>202</td> <td>78,950</td> <td>0</td> <td>9,474</td> <td>641.00</td> </tr> <tr> <td>2021</td> <td>2021-300006000</td> <td>HOPE, GABRIEL W. &amp;</td> <td>202</td> <td>81,022</td> <td>0</td> <td>9,723</td> <td>671.00</td> </tr> <tr> <td>2020</td> <td>2020-300006000</td> <td>HOPE, GABRIEL W. &amp;</td> <td>202</td> <td>73,152</td> <td>0</td> <td>8,778</td> <td>595.00</td> </tr> <tr> <td>2019</td> <td>2019-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>73,152</td> <td></td> <td>8,778</td> <td>524.00</td> </tr> <tr> <td>2018</td> <td>2018-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>73,152</td> <td></td> <td>8,730</td> <td>521.00</td> </tr> <tr> <td>2017</td> <td>2017-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>73,022</td> <td></td> <td>8,315</td> <td>496.00</td> </tr> <tr> <td>2016</td> <td>2016-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>73,022</td> <td></td> <td>7,918</td> <td>473.00</td> </tr> <tr> <td>2015</td> <td>2015-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>68,881</td> <td></td> <td>7,542</td> <td>450.00</td> </tr> <tr> <td>2014</td> <td>2014-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>68,881</td> <td></td> <td>7,182</td> <td>429.00</td> </tr> <tr> <td>2013</td> <td>2013-0006000</td> <td>DODD, DEBRA K.</td> <td>202</td> <td>126,931</td> <td></td> <td>6,840</td> <td>408.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-300006000	MAGGIE'S MINI MART, LLC	202	90,239	0	10,829	728.00	2024	2024-300006000	HOPE, GABRIEL W. &	202	87,869	0	10,445	695.00	2023	2023-300006000	HOPE, GABRIEL W. &	202	85,615	0	9,948	668.00	2022	2022-300006000	HOPE, GABRIEL W. &	202	78,950	0	9,474	641.00	2021	2021-300006000	HOPE, GABRIEL W. &	202	81,022	0	9,723	671.00	2020	2020-300006000	HOPE, GABRIEL W. &	202	73,152	0	8,778	595.00	2019	2019-0006000	DODD, DEBRA K.	202	73,152		8,778	524.00	2018	2018-0006000	DODD, DEBRA K.	202	73,152		8,730	521.00	2017	2017-0006000	DODD, DEBRA K.	202	73,022		8,315	496.00	2016	2016-0006000	DODD, DEBRA K.	202	73,022		7,918	473.00	2015	2015-0006000	DODD, DEBRA K.	202	68,881		7,542	450.00	2014	2014-0006000	DODD, DEBRA K.	202	68,881		7,182	429.00	2013	2013-0006000	DODD, DEBRA K.	202	126,931		6,840	408.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																													
2025	2025-300006000	MAGGIE'S MINI MART, LLC	202	90,239	0	10,829	728.00																																																																																																													
2024	2024-300006000	HOPE, GABRIEL W. &	202	87,869	0	10,445	695.00																																																																																																													
2023	2023-300006000	HOPE, GABRIEL W. &	202	85,615	0	9,948	668.00																																																																																																													
2022	2022-300006000	HOPE, GABRIEL W. &	202	78,950	0	9,474	641.00																																																																																																													
2021	2021-300006000	HOPE, GABRIEL W. &	202	81,022	0	9,723	671.00																																																																																																													
2020	2020-300006000	HOPE, GABRIEL W. &	202	73,152	0	8,778	595.00																																																																																																													
2019	2019-0006000	DODD, DEBRA K.	202	73,152		8,778	524.00																																																																																																													
2018	2018-0006000	DODD, DEBRA K.	202	73,152		8,730	521.00																																																																																																													
2017	2017-0006000	DODD, DEBRA K.	202	73,022		8,315	496.00																																																																																																													
2016	2016-0006000	DODD, DEBRA K.	202	73,022		7,918	473.00																																																																																																													
2015	2015-0006000	DODD, DEBRA K.	202	68,881		7,542	450.00																																																																																																													
2014	2014-0006000	DODD, DEBRA K.	202	68,881		7,182	429.00																																																																																																													
2013	2013-0006000	DODD, DEBRA K.	202	126,931		6,840	408.00																																																																																																													



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:39  
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 10640</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 13,300.00 x .80 = 10,640</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,640</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,400</p> <p>Total Base Value 276,024</p> <p>Modifier Value 50,396</p> <p>Misc Improvements 2,250</p> <p>Replacement Cost New 328,670</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 128,181</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 128,181</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 22,610</p> <p>Total Improvement Value 150,791</p> <p>Land Value 10,640</p> <p>Cost Approach Value 161,431 67.26/SqFt</p>	<p>Image ID 38155</p> <p>Image Date 1/6/2026</p> <p>Name 001.JPG</p> <p>Description CONVENIENCE STORE</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 22,610</p> <p>Land Value 10,640</p> <p>Total Appraised Value 161,431 67.26/SqFt</p>	



Harper

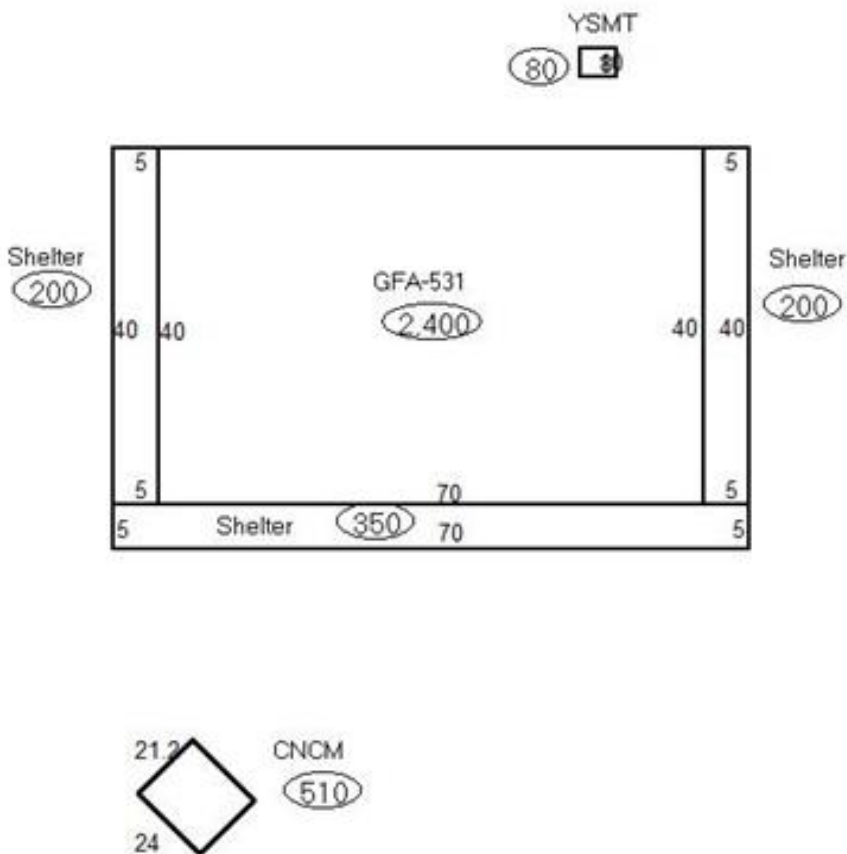
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:15:39  
 Page 3

Sketch Image

300006000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		20	GFA-531	2,400	1.000	2,400
2	O	ASC		20	Shelter	200	1.000	200
3	M	ASC		20	Shelter	350	1.000	350
4	M	ASC		20	Shelter	200	1.000	200
5	O	CNCM		50	CNCM	510	1.000	510
6	O	SHDS		50	YSMT	80	1.000	80
<b>Total Building Area</b>						2,400		2,400



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:39  
Page 4

Account 300006000  
Parcel ID 2001-00-045-019-0-001-00  
Cadastral ID 2001-045-019-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name S & J ACTIVITIES, LLC

### Building Data

Building ID 156  
Building Sequence 1  
Occupancy 1 531 Mini-Mart Convenience Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1960  
Effective Age 27  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Flat  
Roof Cover Composition Roll

### Building Image

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 68.08  
Wall Cost 35.28  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 115.01  
Total Area 2,400  
Base RCN 276,024  
Misc Impr Value 2,250

Manual Date  
Base Year 2026  
Modifier Value 50,396  
Total Replacement Cost 328,670  
Physical Depreciation 61%  
Functional Depreciation  
Total Depreciation 61% (200,489)  
Total RCNLD 128,181  
Lump Sums  
Total Building Value 128,181 \$ 53.41 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
ASC	Awing/Shelter/Carport		70x5	350	4.09		1,432
ASC	Awing/Shelter/Carport		40x5	200	4.09		818
<b>Total Misc Improvement</b>							<b>2,250</b>

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Fuel Tanks	Gallons	12600		19,530
	Fuel Dispenser (Double)	Count	1		9,192
	Fuel Dispenser (Double)	Count	1		9,192
	Fuel Dispenser (Double)	Count	1		9,192
	External Air Service	Air Service	1 Post Count		3,290
<b>Total Modifier Value</b>					<b>50,396</b>



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor






Date 02/06/2026

Time 07:15:39

Page 5

300006000

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - WHITE METAL	10x8x8		Formed Metal	80
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (26.23 x 80)			2,098	105	1,993
	ASC	Awning/Shelter/Carport	60x8x0	Base	Formed Metal	200
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.09 x 200)			818	164	654
	PACN	Concrete Paving	0x0x0			9,000
	Qual	5	Cond 5	Year 2005	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (5.26 x 9,000)			47,340	35,032	12,308
	CNCM	Canopy - Commercial	24x22x10	Concrete	Formed Metal	510
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (25.88 x 510)			13,199	5,544	7,655
	BNV	NOTE: PUMPS & ETC ON BUILDING	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (0.00 x )					
<b>Total Site Improvement Value</b>						<b>22,610</b>