



# 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	300006001			<p>2001-00-045-023-0-001-00 01/31/24</p>						
Parcel ID	2001-00-045-023-0-001-00									
Cadastral ID	2001-045-023-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	E	VI Area	2							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15114									
PANHANDLE TELEPHONE COOP. INC.										
P O BOX 1188 GUYMON OK 73848-0000										
Parcel Location										
Situs	00114 S BROADWAY									
Subdivision	LAVERNE ORIG.									
Lot/Block	0023 / 0045	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
UTIL SHED				2/1/2024						
Legal Description Lat/Long: 36.71300384 -99.89978942				Building Permits						
LAVERNE ORIG BLOCK 45 LOTS 23-24 BOOK 495 PAGE 374				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
				/	PANHANDLE TELEPHONE COOP. INC.					
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap		Land Value	4,480	0	12%	0	Assessed	0	0.00	
Year Frozen		Improvements	29,125	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	33,605	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006001	PANHANDLE TELEPHONE COOP. INC.	202	33,605	0		.00			
2024	2024-300006001	PANHANDLE TELEPHONE COOP. INC.	202	32,765	0		.00			
2023	2023-300006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480	0		.00			
2022	2022-300006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480	0		.00			
2021	2021-300006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480	0		.00			
2020	2020-300006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480	0		.00			
2019	2019-0006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480			.00			
2018	2018-0006001	PANHANDLE TELEPHONE COOP. INC.	202	4,480			.00			
2017	2017-0006001	PANHANDLE TELEPHONE COOP. INC.	202	5,040			.00			
2016	2016-0006001	PANHANDLE TELEPHONE COOP. INC.	202	5,040			.00			
2015	2015-0006001	PANHANDLE TELEPHONE COOP. INC.	202	5,040			.00			
2014	2014-0006001	PANHANDLE TELEPHONE COOP. INC.	202	5,040			.00			
2013	2013-0006001	PANHANDLE TELEPHONE COOP. INC.	202	11,200			.00			



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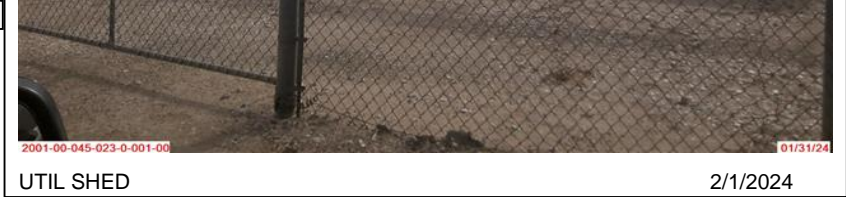
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Lot Data	Square-Foot - LAVERNE COMM	Primary Image
Lot Size	40 x 140	
Lot Count		
Units Buildable	4480	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,600.00 x .80 = 4,480	
Factor Value		
Adjustments		
Lot Value	4,480	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



UTIL SHED 2/1/2024

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adjusted R
Indicated Value

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 4,480
Total Area	x	Indicated Value	= 4,480
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements		
Lot Value	4,480	
Indicated Value	4,480	0.00 Per SqFt
Agland Value		
Site Improvements	28,477	
Total Value	32,957	0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x20x10		Formed Metal	800
	Qual	3	Cond 3	Year 2012	Eff Age 14	
	<b>Valuation Summary</b> Base Cost (27.14 x 800) 21,712		<b>Modifier Total</b>	<b>RCN</b> 21,712	<b>Depr (31% Phys/ % Func)</b> 6,731	<b>RCNLD</b> 14,981
	UTIL	Utility Building	42x42x8		Built Up Tar/Gravel	1,764
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b> Base Cost (24.68 x 1,764) 43,536		<b>Modifier Total</b>	<b>RCN</b> 43,536	<b>Depr (69% Phys/ % Func)</b> 30,040	<b>RCNLD</b> 13,496