



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:16:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006027 <b>Parcel ID</b> 2001-00-048-010-0-001-00 <b>Cadastral ID</b> 2001-048-010-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> E VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 16517 HARPER COUNTY DEVELOPMENT AUTH  P O BOX 1127 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00417 W JANE JAYROE <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0010 / 0048 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-048-010-0-001-00_001.JPG 2/28/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70639132 -99.89449114 LAVERNE ORIG BLOCK 48 LOTS N 63' OF 10-11-12 BOOK 755 PAGE 134																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 75 x 63            Lot Count            Units Buildable 3780            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 13 LAVERNE COMM            Value Method Square-Foot</p> <p>Base Lot Value 4,725.00 x .80 = 3,780            Factor Value 0            Adjustments            Lot Value 3,780</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025            Total Building Area 960            Total Base Value 213,850            Modifier Value            Misc Improvements            Replacement Cost New 213,850            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 42,770            Economic Depreciation            RCNLD (All Sources) 42,770            Depreciated Improvements            Outbuilding Value 2,637            Total Improvement Value 45,407            Land Value 3,780            Cost Approach Value 49,187 51.24/SqFt</p>	<p>Image ID 24893            Image Date 2/28/2023            Name 001.JPG            Description 2001-00-048-010-0-001-00_001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 2,637            Land Value 3,780            Total Appraised Value 49,187 51.24/SqFt</p>



Harper

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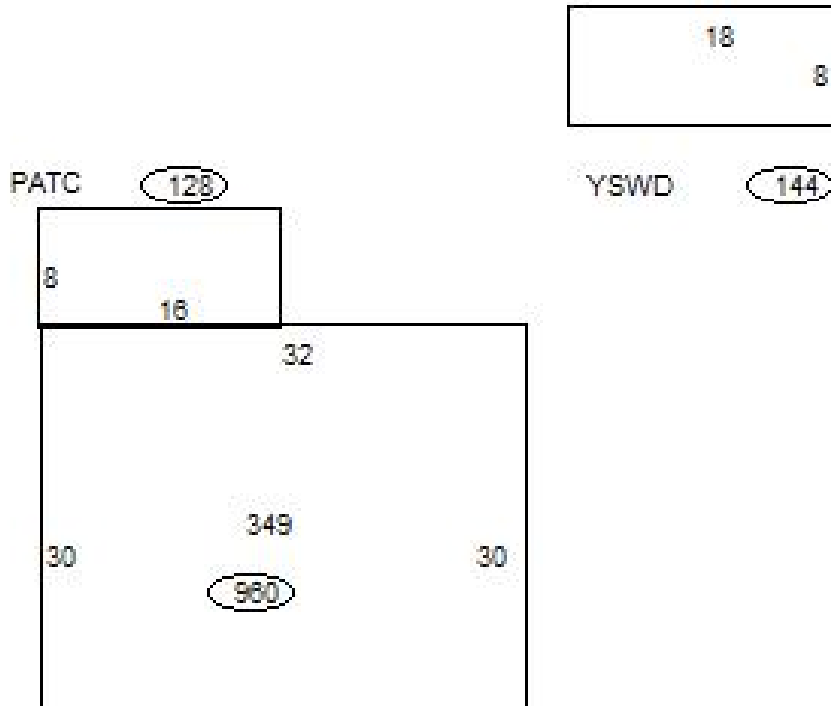
Date 02/06/2026

Time 07:16:04

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Sketch Image

300006027



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		20	349	960	1.000	960
2	O	SHDS		20	YSWD	144	1.000	144
3	O	PATC		20	PATC	128	1.000	128
<b>Total Building Area</b>						960		960



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Account 300006027  
Parcel ID 2001-00-048-010-0-001-00  
Cadastral ID 2001-048-010-00-0-001-00

Tax Area Code 202  
Property Class E  
Owners Name HARPER COUNTY DEVELOPMENT AUTH

### Building Data

Building ID 160  
Building Sequence 1  
Occupancy 1 349 Fast Food Restaurant 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 960  
Average Perimeter 124  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1965  
Effective Age 53  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 2 - Ashlar Stone Veneer w/Block Backup  
Heating/Cooling 16 - Control Atmos., Warm/Cooled  
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 2001-00-048-010-0-001-00-001-000-003.jpg  
Image Date 6/24/2019  
Image Name 2001-00-048-010-0-001-00-001-000-003.jpg  
Description f:\pictures\2001-00-048-010-0-001-00-001-000-003.jpg

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 94.99  
Wall Cost 80.29  
HVAC Cost 47.48  
Basement Cost 0.00  
Total Base Cost 222.76  
Total Area 960  
Base RCN 213,850  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 213,850  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (171,080)  
Total RCNLD 42,770  
Lump Sums  
Total Building Value 42,770 \$ 44.55 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood / ATTACHED TO BACK	18x8x6	Base	Galvanized Metal	144
	Qual	3	Cond 3	Year 2015	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (21.82 x 144)			3,142	1,382	1,760
	PACN	Paving - Concrete / DRVIEWAY	36x15x0			540
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.16 x 540)			2,246	1,797	449
	PATC	Patio - Covered	16x8x0	Gravel	Formed Metal	128
	Qual	3	Cond 3	Year 1965	Eff Age 61	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (16.72 x 128)			2,140	1,712	428
<b>Total Site Improvement Value</b>						<b>2,637</b>