



# 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	300006033				<p>2001-00-049-001-0-001-00_001.JPG 2/28/2023</p>																			
Parcel ID	2001-00-049-001-0-001-00																							
Cadastral ID	2001-049-001-00-0-001-00																							
Property Type	REAL - Real Property																							
Property Class	E	VI Area 1																						
Tax Area	202 - 1T-LAVERNE-C																							
Name ID	13087																							
INDEPENDENT SCHOOL DIST #1																								
P O BOX 40 LAVERNE OK 73848-0000																								
Parcel Location																								
Situs	00516 W JANE JAYROE																							
Subdivision	LAVERNE ORIG.																							
Lot/Block	0001 / 0049	Parcel Size 24 - Lots																						
Sec/Twn/Rng	/ / /																							
Neighborhood	200100 - LAVERNE ORIG\MULTI																							
School District	1-LAVERN - 1-LAVERNE																							
Legal Description Lat/Long: 36.70688945 -99.89284906																								
LAVERNE ORIG BLOCK 49 LOTS ALL BLOCK																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax															
Remove Cap		Land Value	84,090	0	12%	0	Assessed	0	0.00															
Year Frozen		Improvements	905,513	0		0	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	989,603	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	2025-300006033	INDEPENDENT SCHOOL DIST #1			202	989,603	0		.00															
2024	2024-300006033	INDEPENDENT SCHOOL DIST #1			202	961,108	0		.00															
2023	2023-300006033	SCHOOL DIST. #1			202	84,090	0		.00															
2022	2022-300006033	SCHOOL DIST. #1			202	84,090	0		.00															
2021	2021-300006033	SCHOOL DIST. #1			202	84,090	0		.00															
2020	2020-300006033	SCHOOL DIST. #1			202	84,090	0		.00															
2019	2019-0006033	SCHOOL DIST. #1			202	84,090			.00															
2018	2018-0006033	SCHOOL DIST. #1			202	84,090			.00															
2017	2017-0006033	SCHOOL DIST. #1			202	94,601			.00															
2016	2016-0006033	SCHOOL DIST. #1			202	94,601			.00															
2015	2015-0006033	SCHOOL DIST. #1			202	94,601			.00															
2014	2014-0006033	SCHOOL DIST. #1			202	94,601			.00															
2013	2013-0006033	SCHOOL DIST. #1			202	210,224			.00															



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable 84090</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 105,112.00 x .80 = 84,090</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 84,090</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 35,683</p> <p>Total Base Value 4,183,832</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 4,183,832</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 836,766</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 836,766</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 28,051</p> <p>Total Improvement Value 864,817</p> <p>Land Value 84,090</p> <p>Cost Approach Value 948,907 26.59/SqFt</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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 28,051</p> <p>Land Value 84,090</p> <p>Total Appraised Value 948,907 26.59/SqFt</p>	



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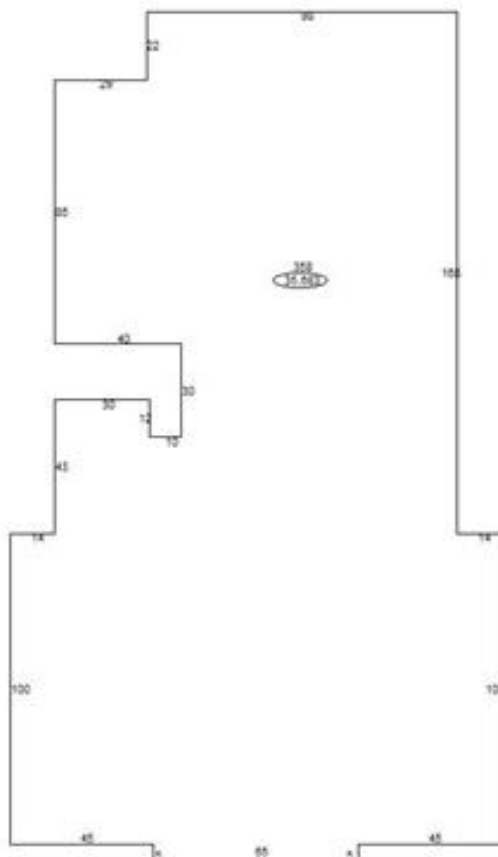
Date 02/06/2026

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Sketch Image

300006033



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	358		40	358	35,683	1.000	35,683
<b>Total Building Area</b>						<b>35,683</b>		<b>35,683</b>



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Account 300006033  
Parcel ID 2001-00-049-001-0-001-00  
Cadastral ID 2001-049-001-00-0-001-00

Tax Area Code 202  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST #1

### Building Data

Building ID 471  
Building Sequence 1  
Occupancy 1 358 Gymnasium (School) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 35,683  
Average Perimeter 960  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1950  
Effective Age 76  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 7 - Brick, Solid  
Heating/Cooling 10 - Complete HVAC  
Roof Type Flat  
Roof Cover Built/Up Tar

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 1  
Zone Description VI AREA 1  
Base Cost 73.93  
Wall Cost 19.62  
HVAC Cost 23.70  
Basement Cost 0.00  
Total Base Cost 117.25  
Total Area 35,683  
Base RCN 4,183,832  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 4,183,832  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (3,347,066)  
Total RCNLD 836,766  
Lump Sums  
Total Building Value 836,766 \$ 23.45 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0			60,455
	Qual 3	Cond 3	Year 1980	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.32 x 60,455)		140,256	112,205	28,051
<b>Total Site Improvement Value</b>				<b>28,051</b>