



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006035 <b>Parcel ID</b> 2001-00-050-001-0-002-00 <b>Cadastral ID</b> 2001-050-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15141 DAVIS, RICK &  DIANE DAVIS 828 KANSAS DRIVE LAVERNE OK 73848-0000					<p>2001-00-050-001-0-002-00 04/23/25</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00112 N KANSAS <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0050 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71061834 -99.89461100 LAVERNE ORIG BLOCK 50 LOTS S 60' OF 1 THRU 4					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image	
<p>Lot Size 100 x 60</p> <p>Lot Count</p> <p>Units Buildable 2400</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 10 LAVERNE ORIG\MULTI</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,000.00 x .40 = 2,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,400</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 26,821</p> <p>Total Improvement Value 26,821</p> <p>Land Value 2,400</p> <p>Cost Approach Value 29,221</p>	<p>Image ID 32427</p> <p>Image Date 4/23/2025</p> <p>Name 001.JPG</p> <p>Description FRONT OF BUILDING</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 26,821</p> <p>Land Value 2,400</p> <p>Total Appraised Value 29,221</p>	



Harper

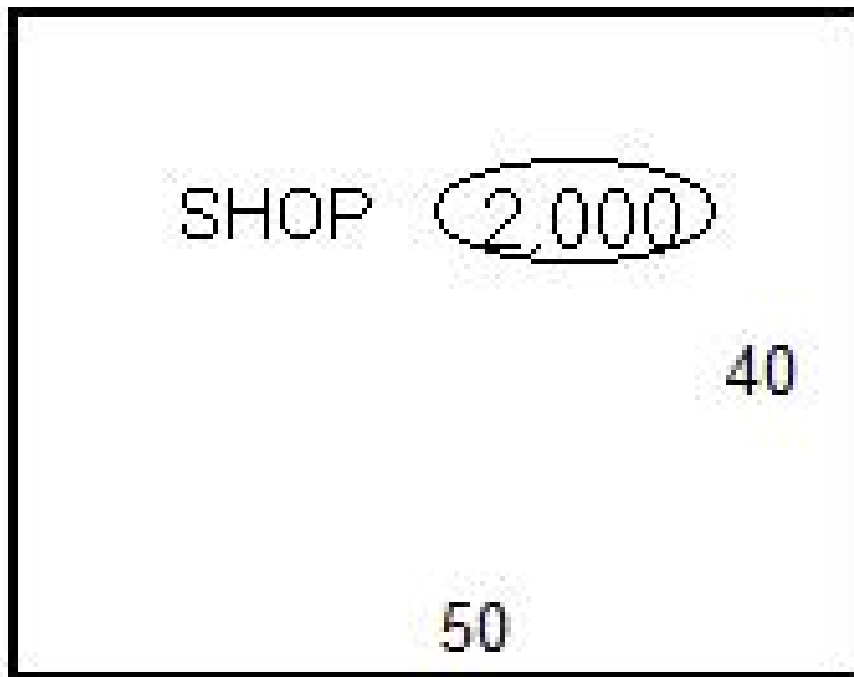
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Sketch Image

300006035



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	SLBO		20	SLBO [2151]	2,151	1.000	2,151
1	O	UTIL		30	SHOP	2,000	1.000	2,000
<b>Total Building Area</b>								



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete South	70x18x0			1,260
	Qual	3	Cond 3	Year 2013	Eff Age 13	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (4.04 x 1,260)			5,090	3,767	1,323
	PACN	Paving - Concrete Front	38x24x0			912
	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 (4.10 x 912)			3,739	2,991	748
	UTIL	Shop Building	40x50x16	Concrete	Formed Metal	2,000
	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 (24.75 x 2,000)			49,500	24,750	24,750
<b>Total Site Improvement Value</b>						<b>26,821</b>