



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:16
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Assessment Data				Primary Image							
Account	300006039										
Parcel ID	2001-00-050-012-0-001-00										
Cadastral ID	2001-050-012-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	E	VI Area	3								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	15144										
LAVERNE SCHOOL DIST. #1											
P O BOX 40 LAVERNE OK 73848-0000											
Parcel Location											
Situs	00115 NW FIRST ST										
Subdivision	LAVERNE ORIG.										
Lot/Block	0012 / 0050	Parcel Size	4 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description	Lat/Long: 36.71052735 -99.89681854			Building Permits							
LAVERNE ORIG BLOCK 50 LOTS 12 THRU 15				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
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	12,499	0	12%	0	Assessed	0	0.00		
Year Frozen		Improvements	295,835	0		0	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	308,334	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	2025-300006039	LAVERNE SCHOOL DIST. #1	202	308,334	0		.00				
2024	2024-300006039	LAVERNE SCHOOL DIST. #1	202	327,222	0		.00				
2023	2023-300006039	LAVERNE SCHOOL DIST. #1	202	300,378	0		.00				
2022	2022-300006039	LAVERNE SCHOOL DIST. #1	202	236,453	0		.00				
2021	2021-300006039	LAVERNE SCHOOL DIST. #1	202	12,499	0		.00				
2020	2020-300006039	LAVERNE SCHOOL DIST. #1	202	12,499	0		.00				
2019	2019-0006039	LAVERNE SCHOOL DIST. #1	202	12,499			.00				
2018	2018-0006039	LAVERNE SCHOOL DIST. #1	202	12,499			.00				
2017	2017-0006039	LAVERNE SCHOOL DIST. #1	202	14,062			.00				
2016	2016-0006039	LAVERNE SCHOOL DIST. #1	202	14,062			.00				
2015	2015-0006039	LAVERNE SCHOOL DIST. #1	202	14,062			.00				
2014	2014-0006039	LAVERNE SCHOOL DIST. #1	202	14,062			.00				
2013	2013-0006039	LAVERNE SCHOOL DIST. #1	202	31,248			.00				



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Lot Data	Primary Image
<p>Lot Size 111.6 x 140</p> <p>Lot Count</p> <p>Units Buildable</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 15,624.00 x .80 = 12,499</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,499</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 11,800</p> <p>Total Base Value 1,432,992</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,432,992</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 286,598</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 286,598</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 286,598</p> <p>Land Value 12,499</p> <p>Cost Approach Value 299,097 25.35/SqFt</p>	<p>Image ID 32439</p> <p>Image Date 4/23/2025</p> <p>Name 001.JPG</p> <p>Description SW CORNER OF BUILDING</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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</p> <p>Land Value 12,499</p> <p>Total Appraised Value 299,097 25.35/SqFt</p>



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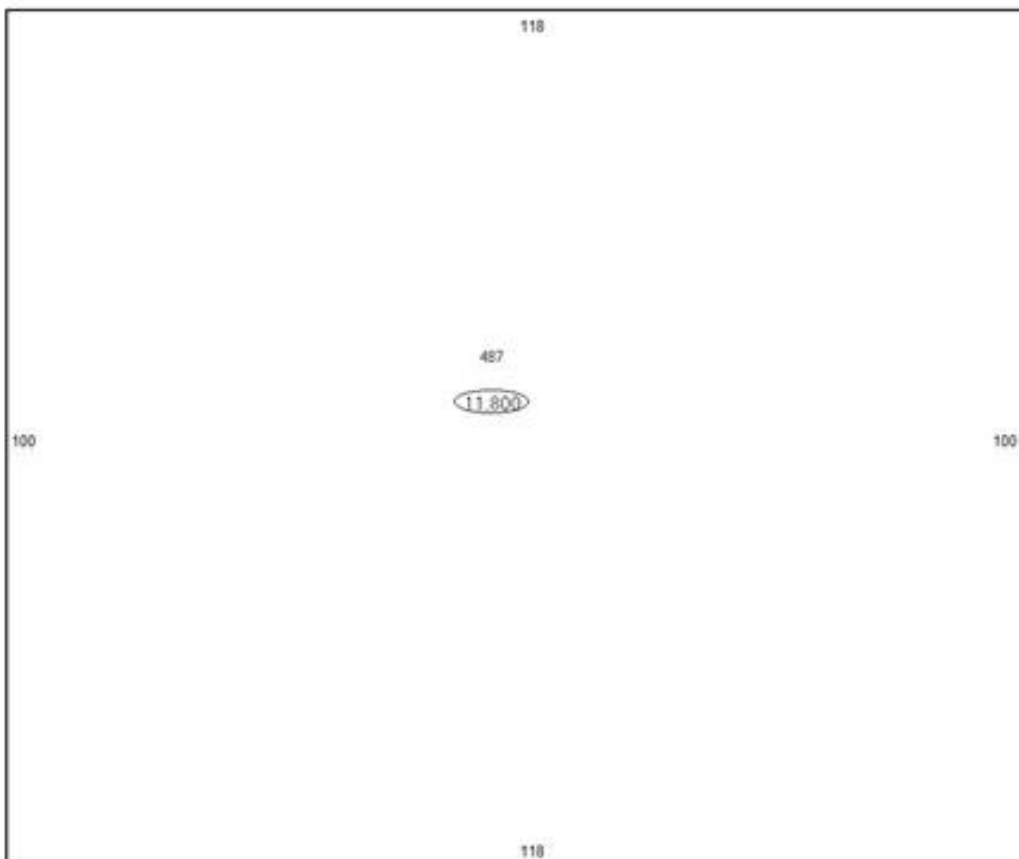
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Sketch Image

300006039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	487		13	487	11,800	1.000	11,800
Total Building Area						11,800		11,800



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Account 300006039
Parcel ID 2001-00-050-012-0-001-00
Cadastral ID 2001-050-012-00-0-001-00

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

Building Data

Building ID 352
Building Sequence 1
Occupancy 1 487 Vocational School 100%
Occupancy 2
Occupancy 3
Total Floor Area 11,800
Average Perimeter 436
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1960
Effective Age 66
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 92 - Stud Stucco
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
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 001.JPG
Image Date 4/23/2025
Image Name 001.JPG
Description SW CORNER OF BUILDING

Cost Calculations

Appraisal Zone 3
Zone Description VI AREA 3
Base Cost 92.08
Wall Cost 9.62
HVAC Cost 19.74
Basement Cost 0.00
Total Base Cost 121.44
Total Area 11,800
Base RCN 1,432,992
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 1,432,992
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,146,394)
Total RCNLD 286,598
Lump Sums
Total Building Value 286,598 \$ 24.29 Per SqFt