




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:16:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006068 <b>Parcel ID</b> 2001-00-053-022-0-001-00 <b>Cadastral ID</b> 2001-053-022-00-0-001-00 <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> 24695 POSTAL ASSETS, LLC  4527 E 91ST. ST TULSA OK					 <p>2001-00-053-022-0-001-00 04/23/25</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00206 W JANE JAYROE BLVD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0022 / 0053 <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: 36.71302114 -99.89623474 LAVERNE ORIG BLOCK 53 LOTS 22-23-24 BOOK 762 PAGE 60					<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 75 x 140</p> <p>Lot Count</p> <p>Units Buildable 8400</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 10,500.00 x .80 = 8,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 8,400</p>	<p>2001-00-053-022-0-001-00            #6068 6-4-2021</p> 
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 4,389</p> <p>Total Base Value 599,976</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 599,976</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 179,993</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 179,993</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,528</p> <p>Total Improvement Value 186,521</p> <p>Land Value 8,400</p> <p>Cost Approach Value 194,921 44.41/SqFt</p>	<p>Image ID 32593</p> <p>Image Date 4/23/2025</p> <p>Name 005.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,528</p> <p>Land Value 8,400</p> <p>Total Appraised Value 194,921 44.41/SqFt</p>



Harper

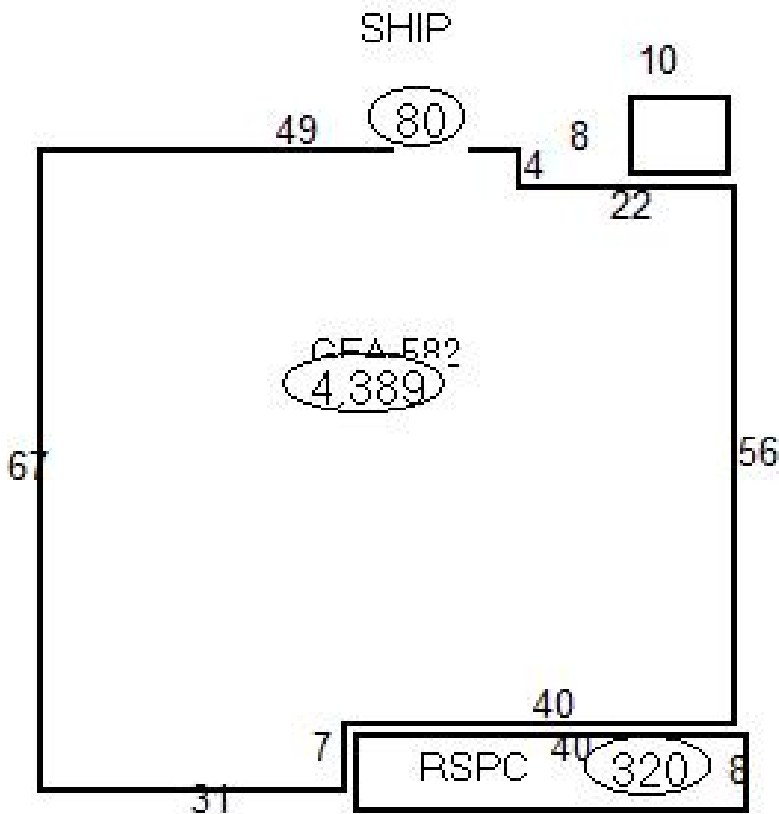
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Sketch Image

300006068



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	582		30	GFA-582	4,389	1.000	4,389
2	O	RSPC		30	RSPC	320	1.000	320
3	O	SHDS		30	SHIP	80	1.000	80
<b>Total Building Area</b>						<b>4,389</b>		<b>4,389</b>



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Account 300006068  
Parcel ID 2001-00-053-022-0-001-00  
Cadastral ID 2001-053-022-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name POSTAL ASSETS, LLC

### Building Data

Building ID 162  
Building Sequence 1  
Occupancy 1 582 Post Office, Branch 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,389  
Average Perimeter 276  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1970  
Effective Age 45  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3 - Average  
Condition 4 - Good  
Exterior Wall 5 - Brick with Block Back-up  
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

2001-00-053-022-0-001-00  
#6068 6-4-2021



### Image Information

Image Name 6068\_1.JPG  
Image Date 6/8/2021  
Image Name 6068\_1.JPG  
Description FRONT

### Cost Calculations

Appraisal Zone 3  
Zone Description VI AREA 3  
Base Cost 85.97  
Wall Cost 35.14  
HVAC Cost 15.59  
Basement Cost 0.00  
Total Base Cost 136.70  
Total Area 4,389  
Base RCN 599,976  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 599,976  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (419,983)  
Total RCNLD 179,993  
Lump Sums  
Total Building Value 179,993 \$ 41.01 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shipping/Storage Container	10x8x8			80
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (27.27 x 80)			2,182	109	2,073
	LDCC	DOCK	21.7x10x0	Concrete	Invalid Roofing Code	217
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (30.07 x 217)			6,525	4,568	1,957
	RSPC	Raised Slab Porch - Covered / ENTRANCE	40x8x6	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 1970	Eff Age 56	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
	Base Cost (39.03 x 320)			12,490	9,992	2,498
<b>Total Site Improvement Value</b>						<b>6,528</b>