



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:44
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006069 Parcel ID 2001-00-054-001-0-001-00 Cadastral ID 2001-054-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 23997 MCATEE, CORY & AMY MCATEE PO BOX 1045 LAVERNE OK 73848- Parcel Location Situs 00124 S BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0001 / 0054 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>LUMBER YARD 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.71307988 -99.89465090 LAVERNE ORIG BLOCK 54 LOTS 1 THRU 6 BOOK 771 PAGE 37																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 15680</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 19,600.00 x .80 = 15,680</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 15,680</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 13,581</p> <p>Total Base Value 553,290</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 553,290</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 110,658</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 110,658</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 110,658</p> <p>Land Value 15,680</p> <p>Cost Approach Value 126,338 9.30/SqFt</p>	<p>Image ID 27956</p> <p>Image Date 2/1/2024</p> <p>Name 002.JPG</p> <p>Description LUMBER YARD</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 15,680</p> <p>Total Appraised Value 126,338 9.30/SqFt</p>	



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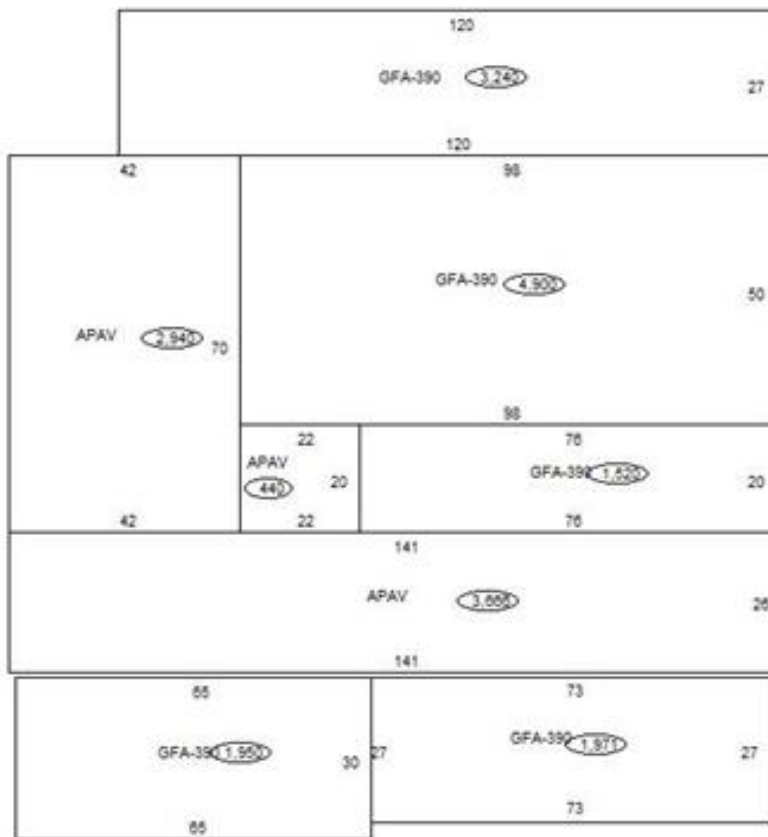
Date 02/06/2026

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Sketch Image

30006069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	390		30	GFA-390	3,240	1.000	3,240
2	C	390		30	GFA-390	4,900	1.000	4,900
3	C	390		30	GFA-390	1,520	1.000	1,520
4	C	390		30	GFA-390	1,950	1.000	1,950
5	M	PAVA		30	APAV	3,666	1.000	3,666
6	M	PAVA		30	APAV	2,940	1.000	2,940
7	M	PAVA		30	APAV	440	1.000	440
8	C	390		30	GFA-390	1,971	1.000	1,971
Total Building Area						13,581		13,581



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Account 300006069
Parcel ID 2001-00-054-001-0-001-00
Cadastral ID 2001-054-001-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name MCATEE, CORY &

Building Data

Building ID 163
Building Sequence 1
Occupancy 1 390 Lumber Storage Bldg., Vert. 90%
Occupancy 2 344 Office Building 10%
Occupancy 3
Total Floor Area 13,581
Average Perimeter 1,172
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1940
Effective Age 86
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 23.61
Wall Cost 4.66
HVAC Cost 12.47
Basement Cost 0.00
Total Base Cost 40.74
Total Area 13,581
Base RCN 553,290
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 553,290
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (442,632)
Total RCNLD 110,658
Lump Sums
Total Building Value 110,658 \$ 8.15 Per SqFt