



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:16:45
Page 1

Assessment Data					Primary Image																																																																																																															
Account 300006070 Parcel ID 2001-00-054-007-0-001-00 Cadastral ID 2001-054-007-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15165 LAVERNE PHARMACY MANAGEMENT, INC. P O BOX 1250 LAVERNE OK 73848-0000 Parcel Location Situs 00106 W JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0007 / 0054 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-054-007-0-001-00 01/31/24</p>																																																																																																															
Legal Description Lat/Long: 36.71220584 -99.89352667 LAVERNE ORIG BLOCK 54 LOT 7 & 8																																																																																																																				
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Lot Data		Primary Image	
Lot Size	50 x 140		
Lot Count			
Units Buildable	5600		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	7,000.00 x .80 = 5,600		
Factor Value	0		
Adjustments			
Lot Value	5,600		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27960
Total Building Area	7,903	Image Date	2/1/2024
Total Base Value	727,629	Name	001.JPG
Modifier Value		Description	DRUG STORE
Misc Improvements			
Replacement Cost New	727,629		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	145,526		
Economic Depreciation			
RCNLD (All Sources)	145,526		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	145,526		
Land Value	5,600		
Cost Approach Value	151,126		19.12/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	5,600
Effective Gross Income (EGI)		Total Appraised Value	151,126 19.12/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

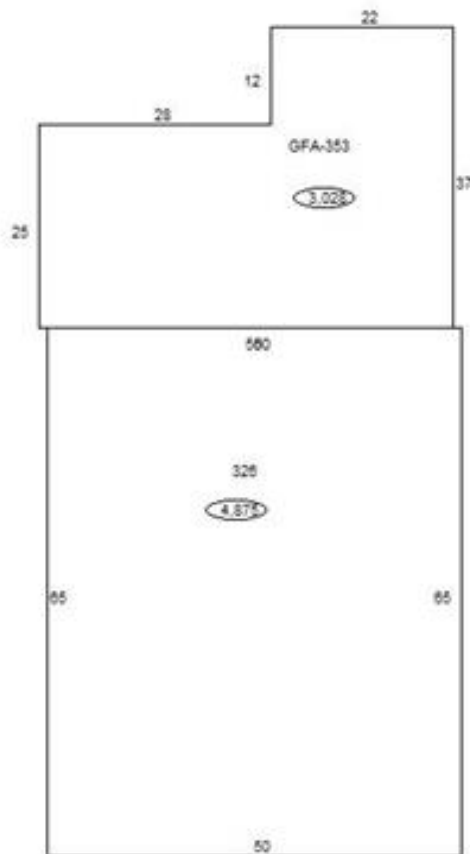
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Sketch Image

30006070



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	1,514	2.000	3,028
2	C	326		20	326	3,250	1.500	4,875
Total Building Area						4,764		7,903



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Account 300006070
Parcel ID 2001-00-054-007-0-001-00
Cadastral ID 2001-054-007-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name LAVERNE PHARMACY MANAGEMENT,

Building Data

Building ID 164
Building Sequence 1
Occupancy 1 511 Drug Store 20%
Occupancy 2 353 Retail Store 80%
Occupancy 3
Total Floor Area 7,903
Average Perimeter 462
Number Of Storys 1.50
Average Wall Ht 16.00
Year Built 1935
Effective Age 109
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 16 - Concrete, Formed
Heating/Cooling 8 - Warmed and Cooled Air
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 2
Zone Description VI AREA 2
Base Cost 49.23
Wall Cost 32.70
HVAC Cost 10.14
Basement Cost 0.00
Total Base Cost 92.07
Total Area 7,903
Base RCN 727,629
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 727,629
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (582,103)
Total RCNLD 145,526
Lump Sums
Total Building Value 145,526 \$ 18.41 Per SqFt