



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:46
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Assessment Data					Primary Image				
Account	300006071								
Parcel ID	2001-00-054-009-0-001-00								
Cadastral ID	2001-054-009-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 2							
Tax Area	202 - 1T-LAVERNE-C								
Name ID	15166								
LEVARIO, LUCIA									
P O BOX 537 LAVERNE OK 73848-0000									
Parcel Location									
Situs	00110 W JANE JAYROE BLVD								
Subdivision	LAVERNE ORIG.								
Lot/Block	0009 / 0054	Parcel Size 1 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description Lat/Long: 36.71339141 -99.89469136									
Building Permits									
LAVERNE ORIG BLOCK 54 LOT 9									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					589/684	BREON, TONY & KAYE	01/06/2004	35,000	Q
					548/522	COOK, DAVID & JANET	08/09/1999	15,000	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	8,730	586.57
Year Frozen		Improvements	80,383	69,954		8,394	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	83,183	72,754		8,730	Total Taxable	8,730	587.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300006071	LEVARIO, LUCIA			202	83,183	0	8,315	559.00
2024	2024-300006071	LEVARIO, LUCIA			202	81,098	0	7,919	527.00
2023	2023-300006071	LEVARIO, LUCIA			202	80,361	0	7,542	507.00
2022	2022-300006071	LEVARIO, LUCIA			202	65,214	0	7,183	486.00
2021	2021-300006071	LEVARIO, LUCIA			202	68,398	0	6,841	472.00
2020	2020-300006071	LEVARIO, LUCIA			202	68,944	0	6,516	441.00
2019	2019-0006071	LEVARIO, LUCIA			202	68,944		6,205	370.00
2018	2018-0006071	LEVARIO, LUCIA			202	68,944		5,910	353.00
2017	2017-0006071	LEVARIO, LUCIA			202	63,815		5,628	336.00
2016	2016-0006071	LEVARIO, LUCIA			202	63,815		5,361	320.00
2015	2015-0006071	LEVARIO, LUCIA			202	58,219		5,105	305.00
2014	2014-0006071	LEVARIO, LUCIA			202	58,219		4,862	290.00
2013	2013-0006071	LEVARIO, LUCIA			202	103,655		4,631	276.00



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Lot Data	Primary Image			
<p>Lot Size 25 x 140</p> <p>Lot Count</p> <p>Units Buildable 2800</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 3,500.00 x .80 = 2,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,800</p>				
Cost Approach			Image Information	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,750</p> <p>Total Base Value 392,535</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 392,535</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 78,507</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 78,507</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 78,507</p> <p>Land Value 2,800</p> <p>Cost Approach Value 81,307 29.57/SqFt</p>			<p>Image ID 27962</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description RESTERAUNT</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 2,800</p> <p>Total Appraised Value 81,307 29.57/SqFt</p>			



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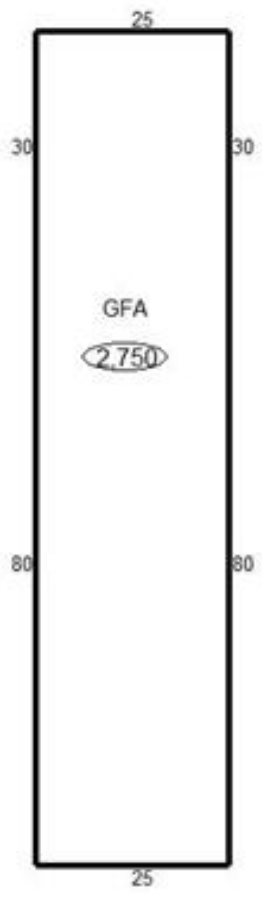
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Sketch Image

300006071



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	GFA-350	2,750	1.000	2,750
Total Building Area						2,750		2,750



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Account 300006071
Parcel ID 2001-00-054-009-0-001-00
Cadastral ID 2001-054-009-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name LEVARIO, LUCIA

Building Data

Building ID 165
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,750
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1935
Effective Age 109
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 9 - Cavity Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Composition Roll

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 83.27
Wall Cost 40.72
HVAC Cost 18.75
Basement Cost 0.00
Total Base Cost 142.74
Total Area 2,750
Base RCN 392,535
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 392,535
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (314,028)
Total RCNLD 78,507
Lump Sums
Total Building Value 78,507 \$ 28.55 Per SqFt