



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image															
Account	300006073																		
Parcel ID	2001-00-054-011-0-001-00																		
Cadastral ID	2001-054-011-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UC	VI Area	2																
Tax Area	202 - 1T-LAVERNE-C																		
Name ID	15167																		
DEAL, BRENDA F. ETVIR																			
31349 S. COUNTY ROAD, 178 MAY OK 73851-3011																			
Parcel Location																			
Situs	00118 W JANE JAYROE																		
Subdivision	LAVERNE ORIG.																		
Lot/Block	0011 / 0054	Parcel Size	1 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	200100 - LAVERNE ORIG\MULTI																		
School District	1-LAVERN - 1-LAVERNE																		
Legal Description				BUILDING 2/1/2024															
Lat/Long: 36.71298649 -99.89305509				Building Permits															
LAVERNE ORIG BLOCK 54 LOT 11				<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					
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	2,800	2,468	12%	296	Assessed	4,927	331.05										
Year Frozen		Improvements	66,142	38,592		4,631	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00										
TIF Project ID	0	Total Value	68,942	41,060	4,927	Total Taxable	4,927	331.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006073	DEAL, BRENDA F. ETVIR	202	68,942	0	4,693	315.00												
2024	2024-300006073	DEAL, BRENDA F. ETVIR	202	69,904	0	4,470	297.00												
2023	2023-300006073	DEAL, BRENDA F. ETVIR	202	63,400	0	4,257	286.00												
2022	2022-300006073	DEAL, BRENDA F. ETVIR	202	41,668	0	4,054	274.00												
2021	2021-300006073	DEAL, BRENDA F. ETVIR	202	43,948	0	3,861	267.00												
2020	2020-300006073	DEAL, BRENDA F. ETVIR	202	44,112	0	3,677	249.00												
2019	2019-0006073	DEAL, BRENDA F. ETVIR	202	44,112		3,502	209.00												
2018	2018-0006073	DEAL, BRENDA F. ETVIR	202	44,112		3,335	199.00												
2017	2017-0006073	DEAL, BRENDA F. ETVIR	202	43,300		3,176	190.00												
2016	2016-0006073	DEAL, BRENDA F. ETVIR	202	43,300		3,025	181.00												
2015	2015-0006073	DEAL, BRENDA F. ETVIR	202	39,596		2,881	172.00												
2014	2014-0006073	DEAL, BRENDA F. ETVIR	202	39,596		2,744	164.00												
2013	2013-0006073	DEAL, BRENDA F. ETVIR	202	66,394		2,614	156.00												



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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		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,880</p> <p>Total Base Value 316,051</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 316,051</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 63,210</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 63,210</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 63,210</p> <p>Land Value 2,800</p> <p>Cost Approach Value 66,010 22.92/SqFt</p>	<p>Image ID 27965</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 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</p> <p>Land Value 2,800</p> <p>Total Appraised Value 66,010 22.92/SqFt</p>	



Harper

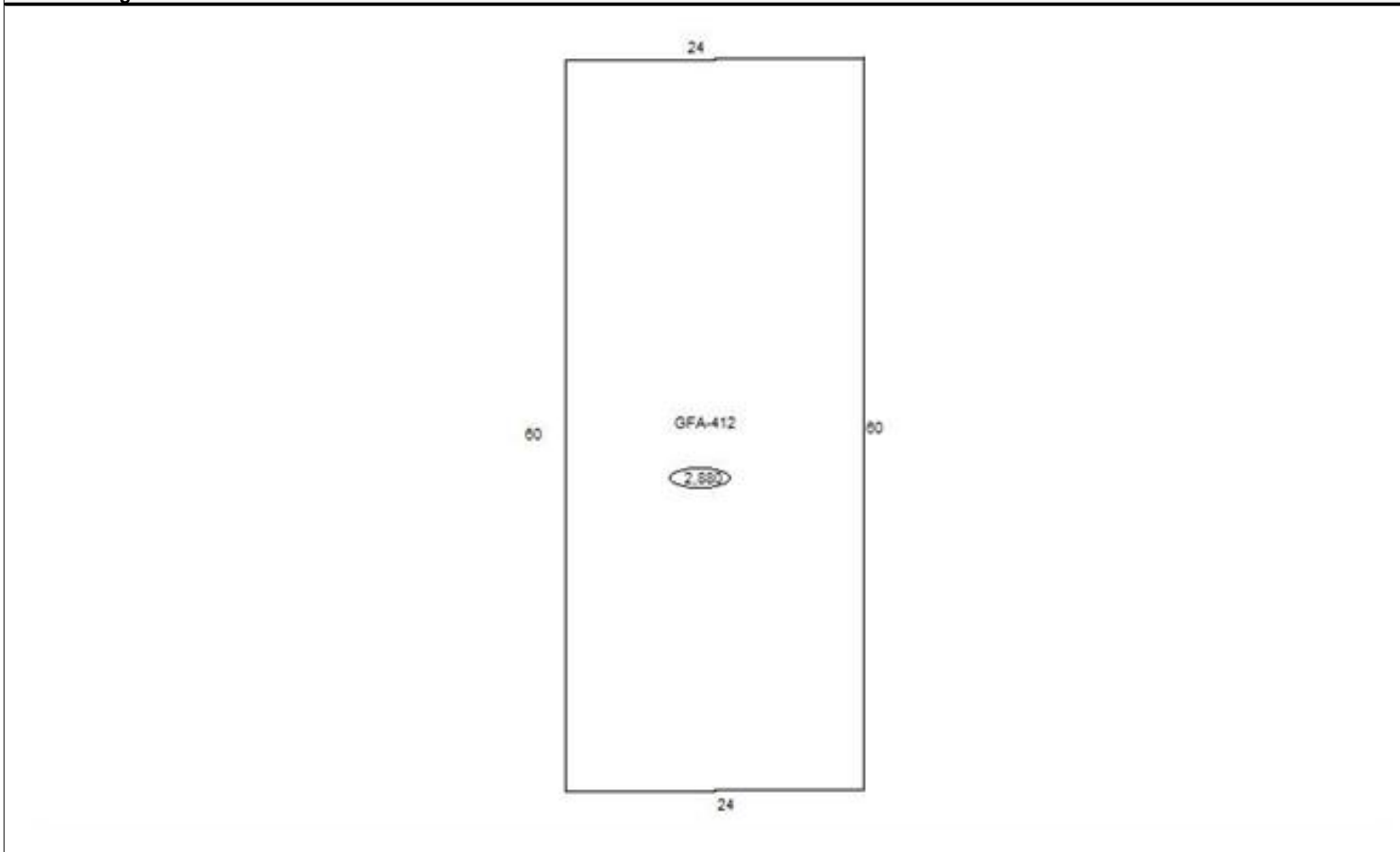
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Sketch Image

300006073



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	412		13	GFA-412	1,440	2.000	2,880
<b>Total Building Area</b>						1,440		2,880



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Account 300006073  
Parcel ID 2001-00-054-011-0-001-00  
Cadastral ID 2001-054-011-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name DEAL, BRENDA F. ETVIR

### Building Data

Building ID 167  
Building Sequence 1  
Occupancy 1 412 Neighborhood Shopping Ctr 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,880  
Average Perimeter 168  
Number Of Storys 2.00  
Average Wall Ht 20.00  
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 Tar & Gravel

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 51.49  
Wall Cost 48.12  
HVAC Cost 10.13  
Basement Cost 0.00  
Total Base Cost 109.74  
Total Area 2,880  
Base RCN 316,051  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 316,051  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (252,841)  
Total RCNLD 63,210  
Lump Sums  
Total Building Value 63,210 \$ 21.95 Per SqFt