



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006076 <b>Parcel ID</b> 2001-00-054-014-0-001-00 <b>Cadastral ID</b> 2001-054-014-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 24267 BREWSTER, SABRA D. (DIRT ROAD DESIGNS FLOWER & GIFTS)  PO BOX 505 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00126 W JANE JAYROE <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0014 / 0054 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2001-00-054-014-0-001-00 01/31/24</p>																																																																																																																				
STORE FRONT 2/1/2024																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.71246769 -99.89469567 LAVERNE ORIG BLOCK 54 LOT 14 BOOK 754 PAGE 537					<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	
Lot Size	25 x 140		
Lot Count			
Units Buildable	2800		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	3,500.00 x .80 = 2,800		
Factor Value	0		
Adjustments			
Lot Value	2,800		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27968
Total Building Area	3,696	Image Date	2/1/2024
Total Base Value	378,618	Name	001.JPG
Modifier Value		Description	STORE FRONT
Misc Improvements			
Replacement Cost New	378,618		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	75,724		
Economic Depreciation			
RCNLD (All Sources)	75,724		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	75,724		
Land Value	2,800		
Cost Approach Value	78,524 21.25/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	2,800
Effective Gross Income (EGI)		Total Appraised Value	78,524 21.25/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

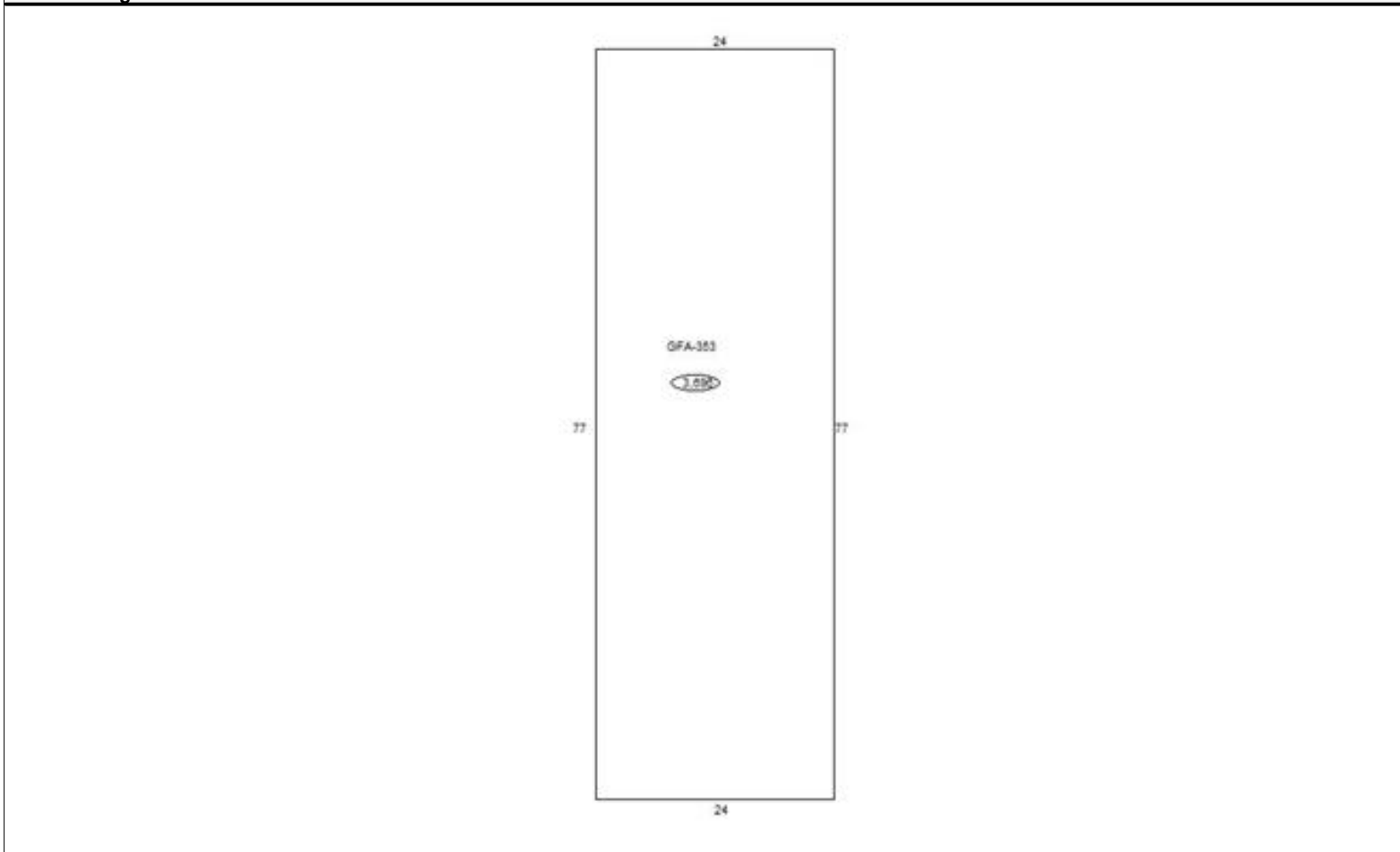
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Sketch Image

300006076



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,848	2.000	3,696
<b>Total Building Area</b>						1,848		3,696



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Account 300006076  
Parcel ID 2001-00-054-014-0-001-00  
Cadastral ID 2001-054-014-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name BREWSTER, SABRA D.

### Building Data

Building ID 169  
Building Sequence 1  
Occupancy 1 532 Florist Shop 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,696  
Average Perimeter 404  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1910  
Effective Age 162  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 4 - Block with Stucco  
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 36.29  
Wall Cost 57.06  
HVAC Cost 9.09  
Basement Cost 0.00  
Total Base Cost 102.44  
Total Area 3,696  
Base RCN 378,618  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 378,618  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (302,894)  
Total RCNLD 75,724  
Lump Sums  
Total Building Value 75,724 \$ 20.49 Per SqFt