




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 300006078 Parcel ID 2001-00-054-016-0-001-00 Cadastral ID 2001-054-016-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15169 MERLE'S INC. PO BOX 711 LAVERNE OK 73848-0000 Parcel Location Situs 00134 W JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0016 / 0054 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					 <p>FRONT OF BUILDINT 2/1/2024</p>																																																																																																															
Legal Description Lat/Long: 36.71352270 -99.89286219 LAVERNE ORIG BLOCK 54 LOT 16																																																																																																																				
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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 1,040</p> <p>Total Base Value 226,158</p> <p>Modifier Value</p> <p>Misc Improvements 409</p> <p>Replacement Cost New 226,567</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 45,313</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 45,313</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,399</p> <p>Total Improvement Value 46,712</p> <p>Land Value 2,800</p> <p>Cost Approach Value 49,512 47.61/SqFt</p>	<p>Image ID 27971</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description FRONT OF BUILDINT</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 1,399</p> <p>Land Value 2,800</p> <p>Total Appraised Value 49,512 47.61/SqFt</p>



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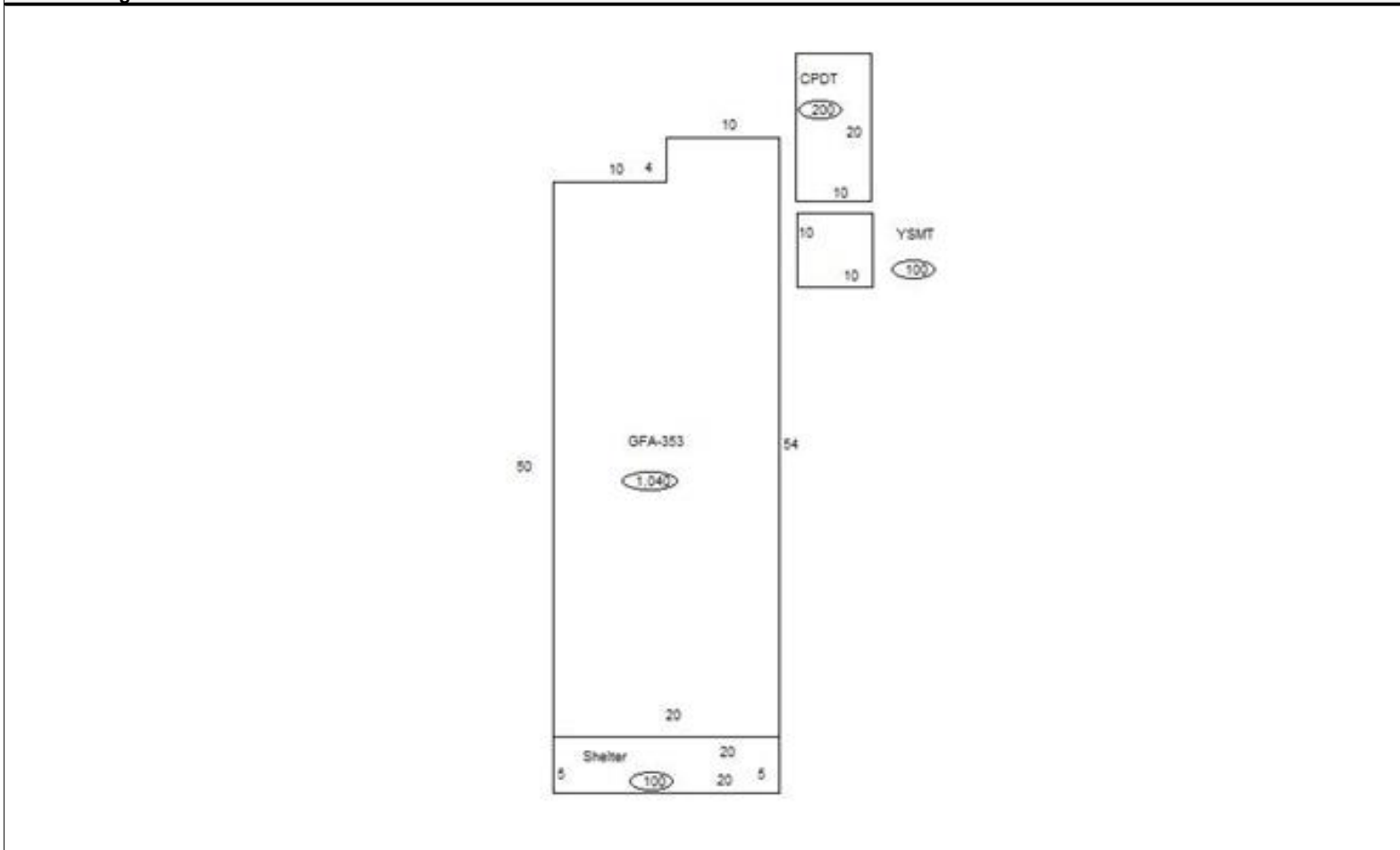
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Sketch Image

300006078



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,040	1.000	1,040
2	M	ASC		13	Shelter	100	1.000	100
3	O	SHDS		20	YSMT	100	1.000	100
4	O	CPDT		20	CPDT	200	1.000	200
Total Building Area						1,040		1,040



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Account 300006078
Parcel ID 2001-00-054-016-0-001-00
Cadastral ID 2001-054-016-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name MERLE'S INC.

Building Data

Building ID 171
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,040
Average Perimeter 148
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1935
Effective Age 91
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 10 - Cavity Brick
Heating/Cooling 6 - Wall Furnace
Roof Type Gable
Roof Cover Metal

Building Image

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 55.65
Wall Cost 157.01
HVAC Cost 4.80
Basement Cost 0.00
Total Base Cost 217.46
Total Area 1,040
Base RCN 226,158
Misc Impr Value 409

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 226,567
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (181,254)
Total RCNLD 45,313
Lump Sums
Total Building Value 45,313 \$ 43.57 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
ASC	Awing/Shelter/Carport		20x5	100	4.09		409
Total Misc Improvement							409



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	10x10x6		Galvanized Metal	100
	Qual 3	Cond 3	Year 2010	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 100)		2,253	1,172	1,081
	CPDT	Carport - Detached	20x10x6		Galvanized Metal	200
	Qual 3	Cond 3	Year 1985	Eff Age 41		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (7.94 x 200)		1,588	1,270	318
Total Site Improvement Value						1,399