



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:54
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Assessment Data				Primary Image						
Account	300006079			<p>BUILDING 2/1/2024</p>						
Parcel ID	2001-00-054-017-0-001-00									
Cadastral ID	2001-054-017-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	2							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15118									
MERLE'S INC										
PO BOX 711 LAVERNE OK 73848-0000										
Parcel Location										
Situs	00138 W JANE JAYROE BLVD									
Subdivision	LAVERNE ORIG.									
Lot/Block	0017 / 0054	Parcel Size	1 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.71251125 -99.89448477				Building Permits						
LAVERNE ORIG BLOCK 54 LOT 17 BOOK 492 PAGE 553				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	2,503	12%	300	Assessed	5,616	377.34	
Year Frozen		Improvements	61,814	44,301		5,316	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	64,614	46,804		5,616	Total Taxable	5,616	377.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006079	MERLE'S INC	202	64,614	0	5,349	359.00			
2024	2024-300006079	MERLE'S INC	202	63,210	0	5,094	339.00			
2023	2023-300006079	MERLE'S INC	202	60,855	0	4,852	326.00			
2022	2022-300006079	MERLE'S INC	202	51,910	0	4,621	313.00			
2021	2021-300006079	MERLE'S INC	202	51,645	0	4,401	304.00			
2020	2020-300006079	MERLE'S INC	202	49,121	0	4,192	284.00			
2019	2019-0006079	MERLE'S INC	202	49,121		3,992	238.00			
2018	2018-0006079	MERLE'S INC	202	49,121		3,802	227.00			
2017	2017-0006079	MERLE'S INC	202	47,231		3,620	216.00			
2016	2016-0006079	MERLE'S INC	202	47,231		3,449	206.00			
2015	2015-0006079	MERLE'S INC	202	43,709		3,285	196.00			
2014	2014-0006079	MERLE'S INC	202	43,709		3,128	187.00			
2013	2013-0006079	MERLE'S INC	202	73,097		2,979	178.00			



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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	27974
Total Building Area	1,950	Image Date	2/1/2024
Total Base Value	262,119	Name	001.JPG
Modifier Value		Description	BUILDING
Misc Improvements	544		
Replacement Cost New	262,663		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	57,786		
Economic Depreciation			
RCNLD (All Sources)	57,786		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	57,786		
Land Value	2,800		
Cost Approach Value	60,586	31.07/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	60,586 31.07/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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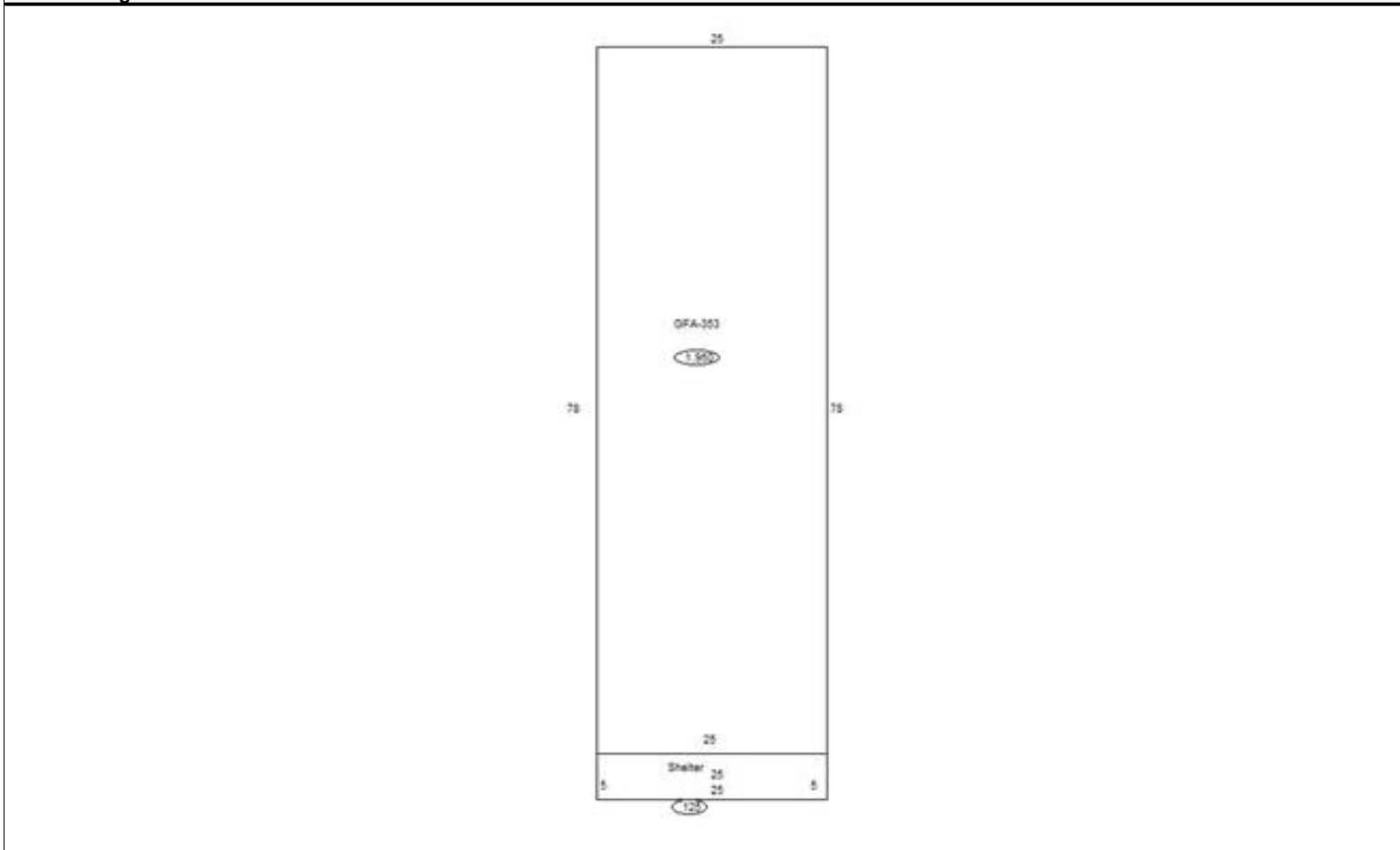
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Sketch Image

300006079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	1,950	1.000	1,950
2	M	ASC		13	Shelter	125	1.000	125
Total Building Area						1,950		1,950



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Account	300006079	Tax Area Code	202
Parcel ID	2001-00-054-017-0-001-00	Property Class	UC
Cadastral ID	2001-054-017-00-0-001-00	Owners Name	MERLE'S INC

Building Data	Building Image
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Building ID	172
Building Sequence	1
Occupancy 1	353 Retail Store 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	1,950
Average Perimeter	206
Number Of Storys	1.00
Average Wall Ht	14.00
Year Built	1935
Effective Age	87
Construction Class	4 - Reinforced Masonry Walls, Metal Joists
Quality	3.25 - Average
Condition	3.25 - Average
Exterior Wall	12 - 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	

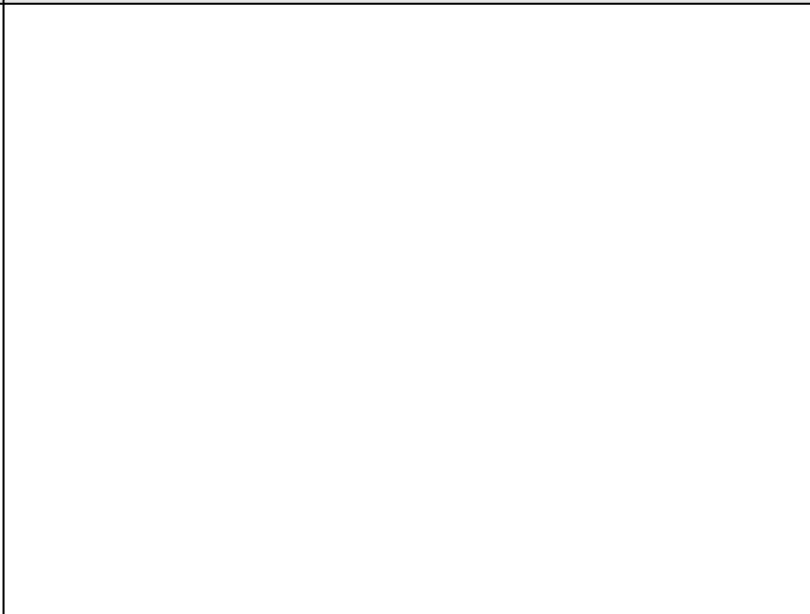


Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone	2
Zone Description	VI AREA 2
Base Cost	65.92
Wall Cost	56.12
HVAC Cost	12.38
Basement Cost	0.00
Total Base Cost	134.42
Total Area	1,950
Base RCN	262,119
Misc Impr Value	544

Manual Date	
Base Year	2026
Modifier Value	
Total Replacement Cost	262,663
Physical Depreciation	78%
Functional Depreciation	
Total Depreciation	78% (204,877)
Total RCNLD	57,786
Lump Sums	
Total Building Value	57,786 \$ 29.63 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
ASC	Awing/Shelter/Carport		25x5	125	4.35		544
Total Misc Improvement							544