




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:55  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006080 <b>Parcel ID</b> 2001-00-054-018-0-001-00 <b>Cadastral ID</b> 2001-054-018-00-0-001-00 <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> 15118 MERLE'S INC  PO BOX 711 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00140 W JANE JAYROE BLVD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0018 / 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>FRONT OF BUILDING 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71254237 -99.89272316 LAVERNE ORIG BLOCK 54 LOT 18 BOOK 492 PAGE 555																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 25 x 140            Lot Count            Units Buildable 2800            Non-Ag Acres            Topography            Street Access            Utilities            Amenities</p> <p>Value Model 13 LAVERNE COMM            Value Method Square-Foot</p> <p>Base Lot Value 3,500.00 x .80 = 2,800            Factor Value 0            Adjustments            Lot Value 2,800</p>	<p>2001-00-054-018-0-001-00            07/22/2020</p> 
Cost Approach	Image Information
<p>Manual Date 07/2025            Total Building Area 2,500            Total Base Value 301,625            Modifier Value            Misc Improvements            Replacement Cost New 301,625            Phys/Func Depreciation Loss ()            RCN Less Phys/Func 60,325            Economic Depreciation            RCNLD (All Sources) 60,325            Depreciated Improvements            Outbuilding Value            Total Improvement Value 60,325            Land Value 2,800            Cost Approach Value 63,125 25.25/SqFt</p>	<p>Image ID 27975            Image Date 2/1/2024            Name 001.JPG            Description FRONT OF BUILDING</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)            Vacancy &amp; Collection Loss            Miscellaneous Income            Effective Gross Income (EGI)</p> <p>Total Expenses            Net Operating Income (NOI)</p> <p>Income Capitalization Rate            Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value            Land Value 2,800            Total Appraised Value 63,125 25.25/SqFt</p>



Harper

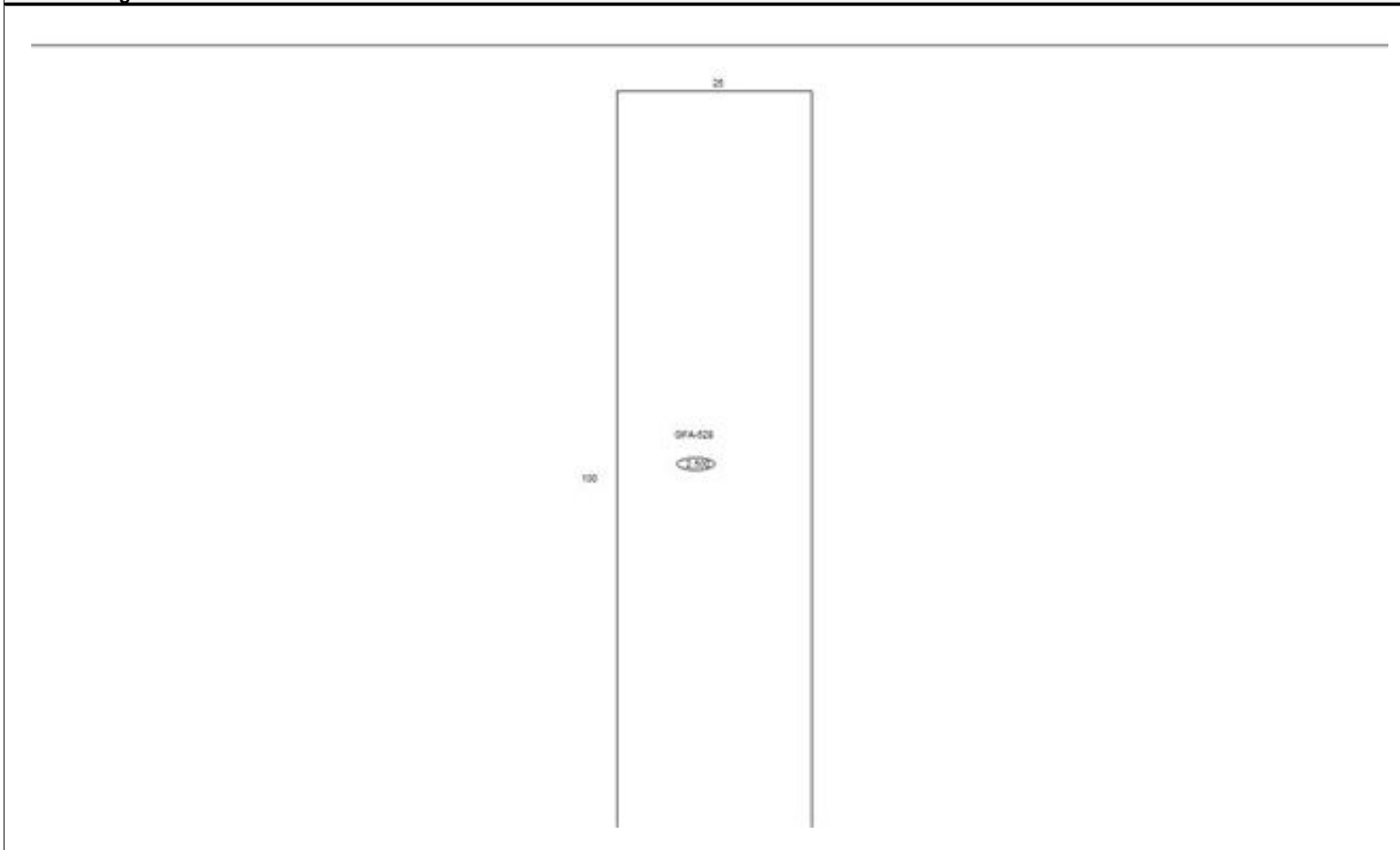
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Sketch Image

300006080



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	GFA-528	2,500	1.000	2,500
<b>Total Building Area</b>						<b>2,500</b>		<b>2,500</b>



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Account 300006080  
Parcel ID 2001-00-054-018-0-001-00  
Cadastral ID 2001-054-018-00-0-001-00

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

### Building Data

Building ID 174  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,500  
Average Perimeter 250  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1935  
Effective Age 91  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 6 - Wall Furnace  
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 2001-00-054-018-0-001-00-001-000-002.JPG  
Image Date 7/23/2020  
Image Name 2001-00-054-018-0-001-00-001-000-002.JPG  
Description f:\pictures\2001-00-054-018-0-001-00-001-000-002.JPG

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 50.81  
Wall Cost 65.04  
HVAC Cost 4.80  
Basement Cost 0.00  
Total Base Cost 120.65  
Total Area 2,500  
Base RCN 301,625  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 301,625  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (241,300)  
Total RCNLD 60,325  
Lump Sums  
Total Building Value 60,325 \$ 24.13 Per SqFt