




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
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Assessment Data					Primary Image																																																																																																																				
Account 300006081 Parcel ID 2001-00-054-019-0-001-00 Cadastral ID 2001-054-019-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 24374 MULLINS, BRUCE & KELLEY MULLINS (BIGBEES CUSTOM & COLLISION) PO BOX 1121 LAVERNE OK 73848-					 <p>2001-00-054-019-0-001-00 01/31/24</p>																																																																																																																				
Parcel Location Situs 00105 N OKLAHOMA Subdivision LAVERNE ORIG. Lot/Block 0019 / 0054 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71160380 -99.89568205 LAVERNE ORIG BLOCK 54 LOT 19-20-21-22					Building Permits <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	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</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 13,353.00 x .80 = 10,682</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 10,682</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,000</p> <p>Total Base Value 215,740</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 215,740</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 43,148</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 43,148</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 74,229</p> <p>Total Improvement Value 117,377</p> <p>Land Value 10,682</p> <p>Cost Approach Value 128,059 64.03/SqFt</p>	<p>Image ID 27978</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 & 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 74,229</p> <p>Land Value 10,682</p> <p>Total Appraised Value 128,059 64.03/SqFt</p>	



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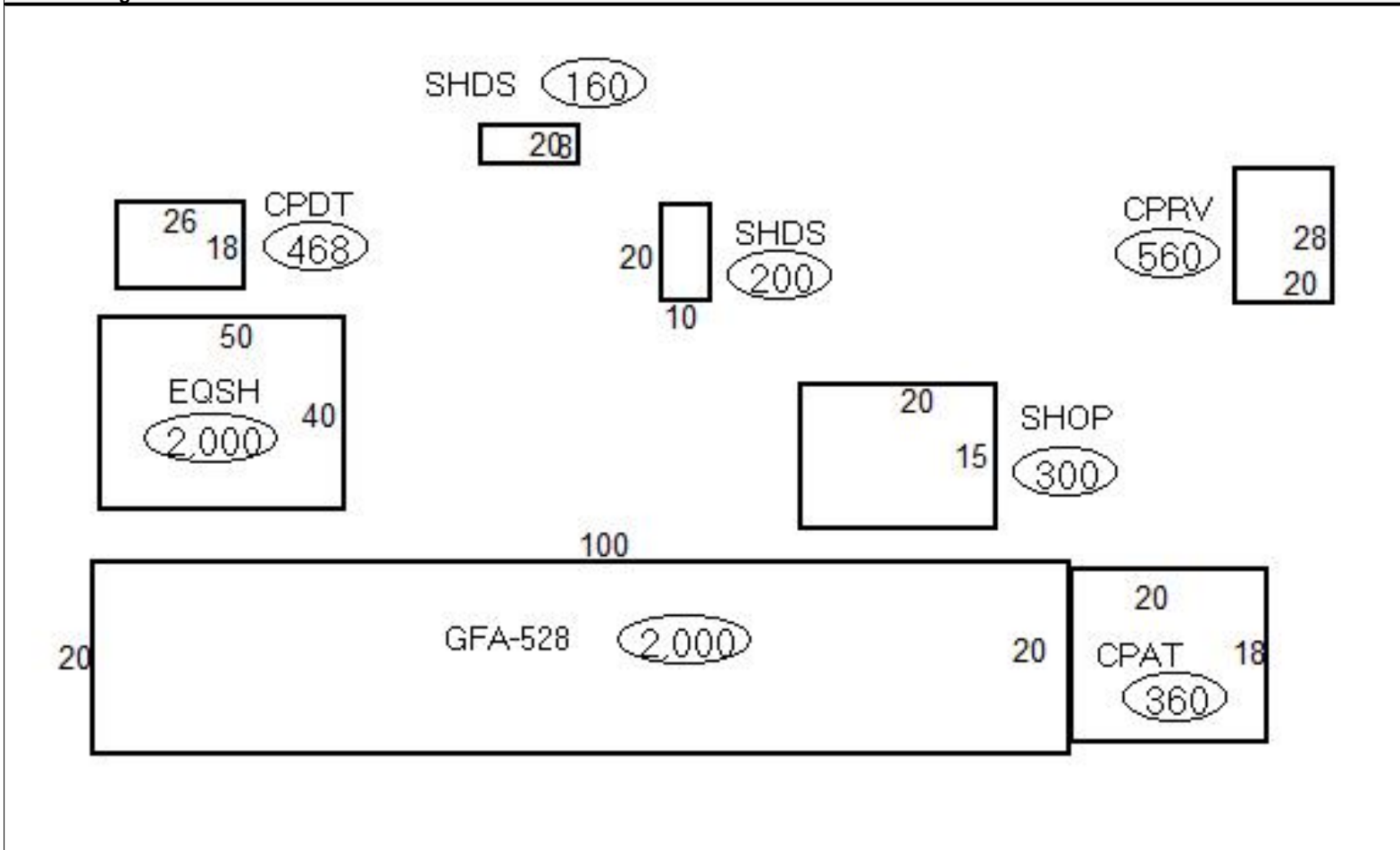
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Sketch Image

300006081



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		25	GFA-528	2,000	1.000	2,000
2	O	CPAT		25	CPAT	360	1.000	360
3	O	UTIL		25	SHOP	300	1.000	300
4	O	EQSH		50	EQSH	2,000	1.000	2,000
5	O	CPDT		50	CPDT	468	1.000	468
6	O	SHDS		50	SHDS	200	1.000	200
7	O	CPRV		50	CPRV	560	1.000	560
8	O	SHDS		50	SHDS	160	1.000	160
Total Building Area						2,000		2,000



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Account 300006081
Parcel ID 2001-00-054-019-0-001-00
Cadastral ID 2001-054-019-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name MULLINS, BRUCE &

Building Data

Building ID 175
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1952
Effective Age 74
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2.75 - Fair
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 6 - Wall Furnace
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 49.32
Wall Cost 53.92
HVAC Cost 4.63
Basement Cost 0.00
Total Base Cost 107.87
Total Area 2,000
Base RCN 215,740
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 215,740
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (172,592)
Total RCNLD 43,148
Lump Sums
Total Building Value 43,148 \$ 21.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / RED SHIPPING CONTAINER	20x8x0	Base		160
	Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.53 x 160)			3,605 180	3,425



CPRV	Carport - RV	28x20x10	Dirt	Formed Metal	560
Qual 4	Cond 4	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.50 x 560)			4,760 571	4,189

PACN	Paving - Concrete	24x10x0			240
Qual 3	Cond 3	Year 2023	Eff Age 3		

0
0

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.06 x 240)			1,214 182	1,032



EQSH	Equipment Shed TAN/BROWN 2023	50x40x16	Concrete	Formed Metal	2,000
Qual 3	Cond 3	Year 2023	Eff Age 3		

Warm & Cooled Air Total Area 2000 12,019

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.70 x 2,000)	12,019		55,419 2,771	52,648

UTIL	Shop Building/PAINT ROOM	15x20x10	Base	Formed Metal	300
Qual 3	Cond 3	Year 2022	Eff Age 2022		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (28.58 x 300)			8,574 600	7,974

PACN	CONCRETE DRIVE/REVAL2020	20x18x0			360
Qual 3	Cond 3	Year 2020	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.18 x 360)			1,505 482	1,023



CPDT	Carport - Detached	26x18x8	Dirt	Formed Metal	468
Qual 3	Cond 3	Year 2016	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.75 x 468)			2,223 1,045	1,178



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SHDS	Yard Shed - Metal			20x10x6	Dirt	Formed Metal	200
Qual	3	Cond	3	Year	2016	Eff Age	10

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (16.64 x 200)			3,328	1,398	1,930

CPAT	Carport - Attached			20x18x10		Formed Metal	360
Qual	3	Cond	3	Year	2003	Eff Age	23

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.22 x 360)			3,319	2,489	830

Total Site Improvement Value 74,229