



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 300006083 Parcel ID 2001-00-054-023-0-001-00 Cadastral ID 2001-054-023-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 23997 MCATEE, CORY & AMY MCATEE PO BOX 1045 LAVERNE OK 73848- Parcel Location Situs 00153 NW FIRST ST Subdivision LAVERNE ORIG. Lot/Block 0023 / 0054 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71359591 -99.89473043 LAVERNE ORIG BLOCK 54 LOT 23-24 BOOK 771 PAGE 37																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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 45 x 140</p> <p>Lot Count</p> <p>Units Buildable 2520</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 10 LAVERNE ORIG\MULTI</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,300.00 x .40 = 2,520</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,520</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,141</p> <p>Total Improvement Value 3,141</p> <p>Land Value 2,520</p> <p>Cost Approach Value 5,661</p>	<p>Image Information</p> <p>Image ID 27983</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description AWNING</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 3,141</p> <p>Land Value 2,520</p> <p>Total Appraised Value 5,661</p>	



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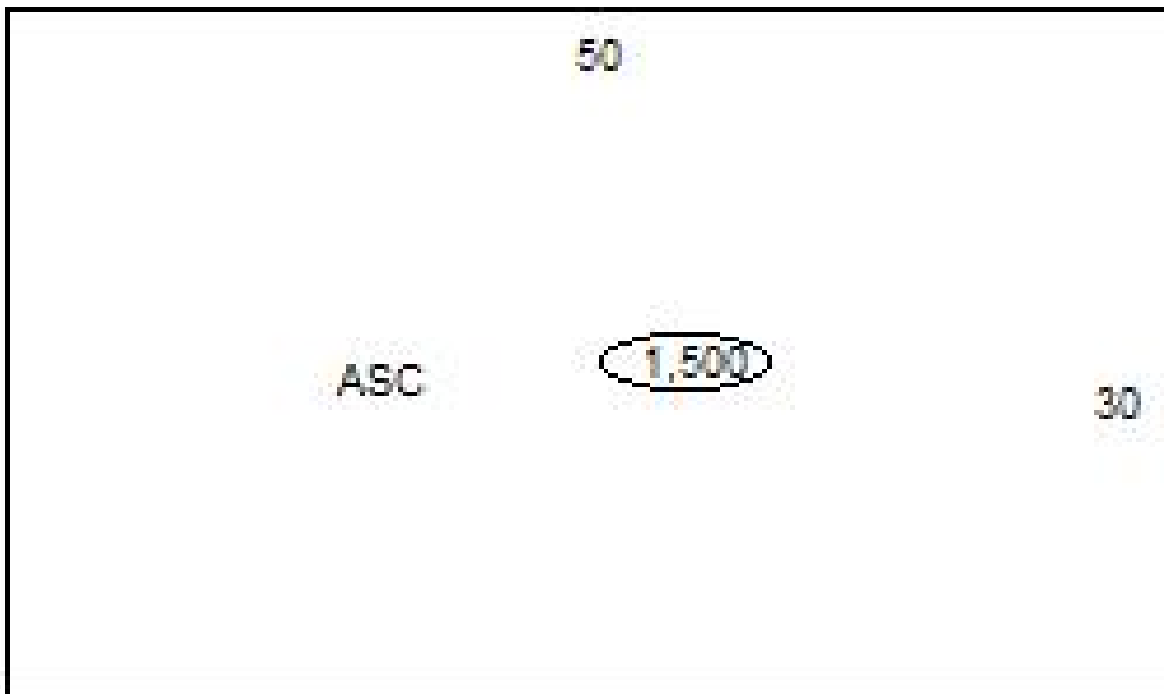
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Sketch Image

300006083



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	ASC		20	ASC	1,500	1.000	1,500

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	50x30x12	Dirt	Formed Metal	1,500
	Qual	4	Cond 3.5	Year 2008	Eff Age 13	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.87 x 1,500)				7,305	4,164	3,141
Total Site Improvement Value						3,141