



Harper

Assessment Property Record Card for Tax Year 2026

Date provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:16:59
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Assessment Data					Primary Image																																																																																																																				
Account 300006085 Parcel ID 2001-00-055-007-0-001-00 Cadastral ID 2001-055-007-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15173 HARKINS, JIM & EMILY KECK & KATIE BROOKS PO BOX 329 BUFFALO OK 73834-0000 Parcel Location Situs 00120 E JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0007 / 0055 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71259122 -99.89491107 LAVERNE ORIG BLOCK 55 LOTS 7 THRU 10 BOOK 760 PAGE 523 LAURA KECK, UND 1/2 INT TO EMILY KECK & KATIE BROOKS.										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	
Lot Size	100 x 140		
Lot Count			
Units Buildable	11200		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	14,000.00 x .80 =	11,200	
Factor Value	0		
Adjustments			
Lot Value	11,200		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27987
Total Building Area	1,640	Image Date	2/1/2024
Total Base Value	268,976	Name	001.JPG
Modifier Value		Description	LAW OFFICE
Misc Improvements			
Replacement Cost New	268,976		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	72,624		
Economic Depreciation			
RCNLD (All Sources)	72,624		
Depreciated Improvements			
Outbuilding Value	1,730		
Total Improvement Value	74,354		
Land Value	11,200		
Cost Approach Value	85,554	52.17/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,730
Miscellaneous Income		Land Value	11,200
Effective Gross Income (EGI)		Total Appraised Value	85,554 52.17/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Harper

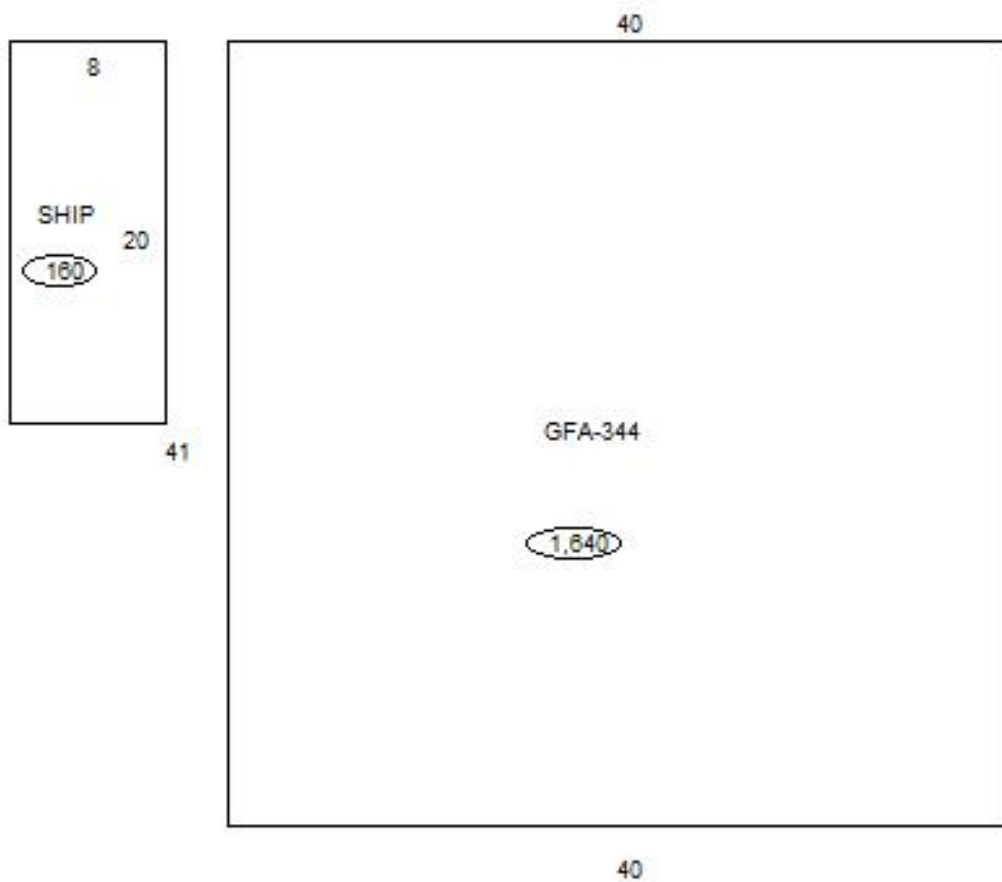
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Sketch Image

300006085



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	1,640	1.000	1,640
2	O	SHDS		13	SHIP	160	1.000	160
Total Building Area						1,640		1,640



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Account 300006085
Parcel ID 2001-00-055-007-0-001-00
Cadastral ID 2001-055-007-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name HARKINS, JIM &

Building Data

Building ID 176
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,640
Average Perimeter 162
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1985
Effective Age 41
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3.1 - Average
Condition 3 - Average
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
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 83.91
Wall Cost 65.53
HVAC Cost 14.57
Basement Cost 0.00
Total Base Cost 164.01
Total Area 1,640
Base RCN 268,976
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 268,976
Physical Depreciation 73%
Functional Depreciation
Total Depreciation 73% (196,352)
Total RCNLD 72,624
Lump Sums
Total Building Value 72,624 \$ 44.28 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	8x20x8	Base		160
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 160)		3,605	1,875	1,730
Total Site Improvement Value						1,730