




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:17:00
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Assessment Data					Primary Image														
Account 300006086 Parcel ID 2001-00-055-011-0-001-00 Cadastral ID 2001-055-011-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15174 HEIN, DIANE & MICHAEL P. HEIN RT 1 BOX 25 GATE OK 73844-0000 Parcel Location Situs 00410 E JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0011 / 0055 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE					 <p style="font-size: small; text-align: center;">2001-00-055-011-0-001-00 01/30/24</p>														
BUILDING 2/1/2024																			
Legal Description Lat/Long: 36.71305096 -99.89425400					Building Permits														
LAVERNE ORIG BLOCK 55 LOT 11					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					512/603	ROLF, MARY E., ETVIR	02/20/1996	25,000	MU										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap	Land Value	2,800	2,506	12%	301	Assessed	3,117	209.43											
Year Frozen	Improvements	40,971	23,471		2,816	Penalty	0												
Uncapped Value	Mobile Home	0	0		0	Exemption	0	0.00											
TIF Project ID	Total Value	43,771	25,977		3,117	Total Taxable	3,117	209.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300006086	HEIN, DIANE &	202	43,771	0	2,969	199.00												
2024	2024-300006086	HEIN, DIANE &	202	44,346	0	2,827	188.00												
2023	2023-300006086	HEIN, DIANE &	202	37,435	0	2,693	181.00												
2022	2022-300006086	HEIN, DIANE &	202	26,875	0	2,565	174.00												
2021	2021-300006086	HEIN, DIANE &	202	26,854	0	2,442	169.00												
2020	2020-300006086	HEIN, DIANE &	202	27,276	0	2,327	158.00												
2019	2019-0006086	HEIN, DIANE &	202	27,276		2,215	132.00												
2018	2018-0006086	HEIN, DIANE &	202	27,276		2,111	126.00												
2017	2017-0006086	HEIN, DIANE &	202	28,646		2,010	120.00												
2016	2016-0006086	HEIN, DIANE &	202	28,646		1,914	114.00												
2015	2015-0006086	HEIN, DIANE &	202	26,636		1,823	109.00												
2014	2014-0006086	HEIN, DIANE &	202	26,636		1,736	104.00												
2013	2013-0006086	HEIN, DIANE &	202	57,632		1,654	99.00												



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Lot Data	Primary Image	
<p>Lot Size 25 x 140</p> <p>Lot Count</p> <p>Units Buildable 2800</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 3,500.00 x .80 = 2,800</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 2,800</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,500</p> <p>Total Base Value 180,810</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 180,810</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 36,162</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 36,162</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,094</p> <p>Total Improvement Value 37,256</p> <p>Land Value 2,800</p> <p>Cost Approach Value 40,056 26.70/SqFt</p>	<p>Image ID 27989</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 1,094</p> <p>Land Value 2,800</p> <p>Total Appraised Value 40,056 26.70/SqFt</p>	



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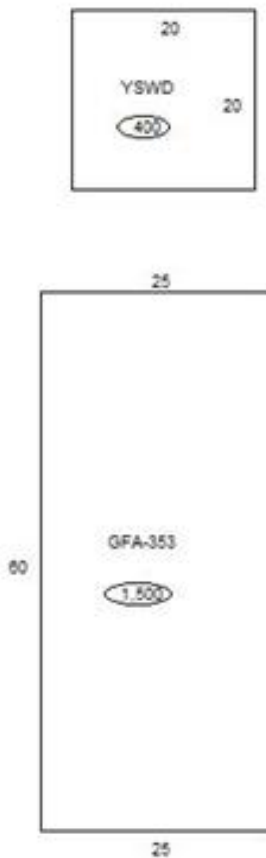
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	GFA-353	1,500	1.000	1,500
2	O	SHDS		20	YSWD	400	1.000	400
Total Building Area						1,500		1,500



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Account 300006086
Parcel ID 2001-00-055-011-0-001-00
Cadastral ID 2001-055-011-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name HEIN, DIANE &

Building Data

Building ID 177
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 170
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1935
Effective Age 127
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 1 - Low
Exterior Wall 4 - Block with Stucco
Heating/Cooling 11 - Radiant Space Heaters
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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 56.06
Wall Cost 57.71
HVAC Cost 6.77
Basement Cost 0.00
Total Base Cost 120.54
Total Area 1,500
Base RCN 180,810
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 180,810
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (144,648)
Total RCNLD 36,162
Lump Sums
Total Building Value 36,162 \$ 24.11 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	20x20x8	Concrete	Formed Metal	400
	Qual 1	Cond 1	Year 1980	Eff Age 64		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (13.68 x 400)		5,472	4,378	1,094
Total Site Improvement Value						1,094