



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:01
 Page 1

Assessment Data					Primary Image									
Account	300006087													
Parcel ID	2001-00-055-012-0-001-00													
Cadastral ID	2001-055-012-00-0-001-00													
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	00108 E JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0012 / 0055	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71345160 -99.89411356														
BUILDING 2/1/2024														
Building Permits														
LAVERNE ORIG BLOCK 55 LOT 12														
<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		0 MU					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,726	12%	327	Assessed	2,582	173.48					
Year Frozen		Improvements	30,381	18,794		2,255	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	33,181	21,520	2,582	Total Taxable	2,582	173.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006087	HEIN, DIANE &			202	33,181	0	2,460	165.00					
2024	2024-300006087	HEIN, DIANE &			202	33,778	0	2,343	156.00					
2023	2023-300006087	HEIN, DIANE &			202	27,625	0	2,231	150.00					
2022	2022-300006087	HEIN, DIANE &			202	20,161	0	2,125	144.00					
2021	2021-300006087	HEIN, DIANE &			202	21,023	0	2,023	140.00					
2020	2020-300006087	HEIN, DIANE &			202	20,561	0	1,927	131.00					
2019	2019-0006087	HEIN, DIANE &			202	20,561		1,836	110.00					
2018	2018-0006087	HEIN, DIANE &			202	20,561		1,748	104.00					
2017	2017-0006087	HEIN, DIANE &			202	21,606		1,665	99.00					
2016	2016-0006087	HEIN, DIANE &			202	21,606		1,586	95.00					
2015	2015-0006087	HEIN, DIANE &			202	20,151		1,510	90.00					
2014	2014-0006087	HEIN, DIANE &			202	20,151		1,439	86.00					
2013	2013-0006087	HEIN, DIANE &			202	43,974		1,370	82.00					



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 Time 07:17:01
 Page 2

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 151,740</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 151,740</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 30,348</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 30,348</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 30,348</p> <p>Land Value 2,800</p> <p>Cost Approach Value 33,148 22.10/SqFt</p>	<p>Image ID 27991</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</p> <p>Land Value 2,800</p> <p>Total Appraised Value 33,148 22.10/SqFt</p>	



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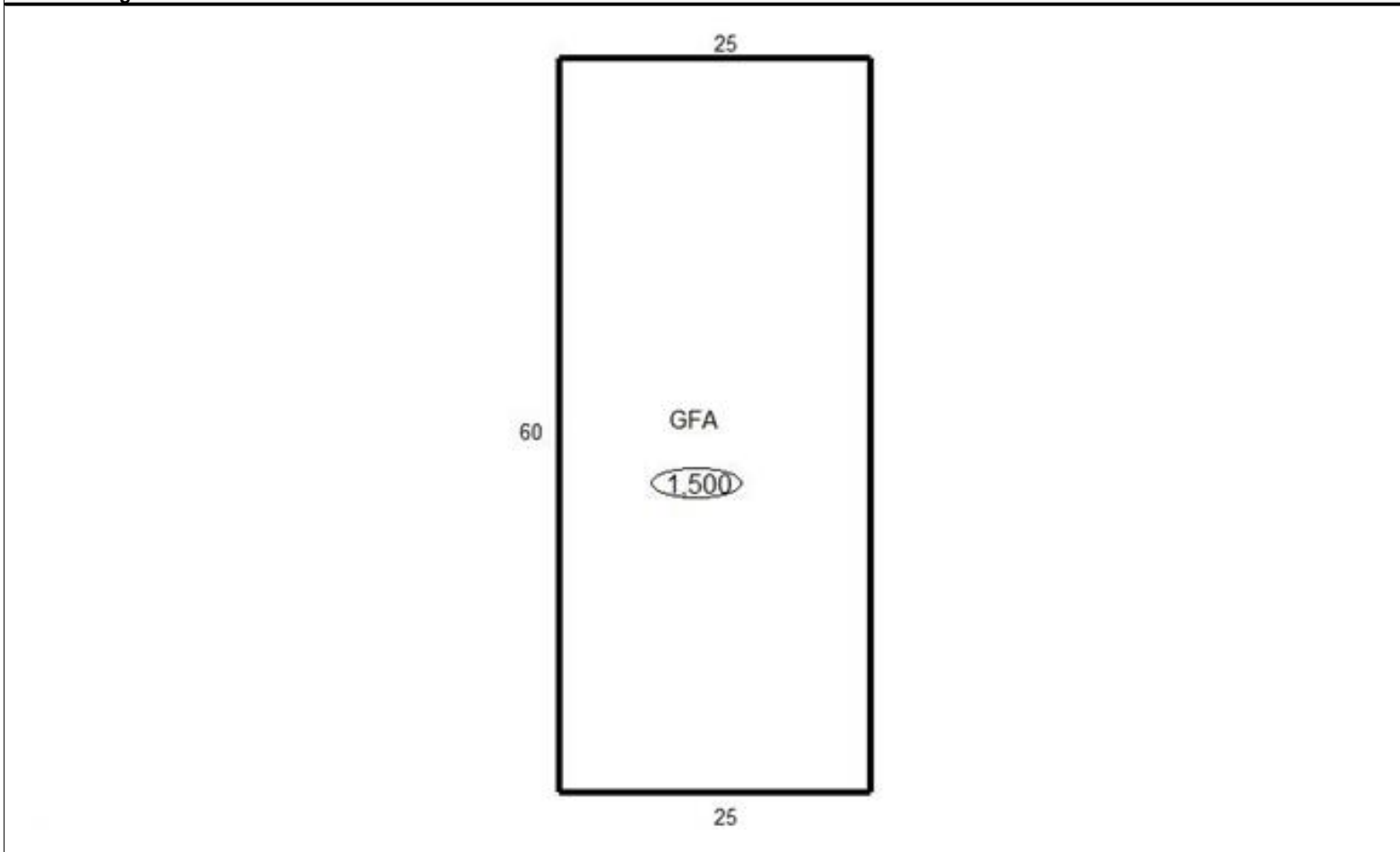
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Date 02/06/2026
Time 07:17:01
Page 3

Sketch Image

300006087



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		13	GFA-319	1,500	1.000	1,500
Total Building Area						1,500		1,500



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Page 4

Account 300006087
Parcel ID 2001-00-055-012-0-001-00
Cadastral ID 2001-055-012-00-0-001-00

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

Building Data

Building ID 178
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 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 91
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 21 - Hollow Clay Block
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 48.94
Wall Cost 52.22
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 101.16
Total Area 1,500
Base RCN 151,740
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 151,740
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (121,392)
Total RCNLD 30,348
Lump Sums
Total Building Value 30,348 \$ 20.23 Per SqFt