



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:03
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006089 Parcel ID 2001-00-055-015-0-001-00 Cadastral ID 2001-055-015-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 24949 DEWITT, RHODENA LLC HITCHING POST 610 BEAUMONT GATE OK 73844- Parcel Location Situs 00112 E JANE JAYROE BLVD Subdivision LAVERNE ORIG. Lot/Block 0015 / 0055 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-055-015-0-001-00 01/30/24</p>																																																																																																																				
RESTERAUNT 2/1/2024																																																																																																																									
Legal Description Lat/Long: 36.71052157 -99.89819691 LAVERNE ORIG BLOCK 55 LOT 15 *TAX WARRANT B 782 P 143* BOOK 770 PAGE 379					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 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 3,450</p> <p>Total Base Value 625,209</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 625,209</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 125,042</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 125,042</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 125,042</p> <p>Land Value 2,800</p> <p>Cost Approach Value 127,842 37.06/SqFt</p>	<p>Image ID 27993</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description RESTERAUNT</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 127,842 37.06/SqFt</p>	



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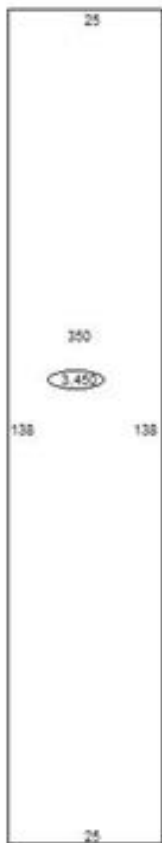
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Sketch Image

300006089



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		25 350		3,450	1.000	3,450
Total Building Area						3,450		3,450



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Parcel ID 2001-00-055-015-0-001-00
Cadastral ID 2001-055-015-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name DEWITT, RHODENA LLC

Building Data

Building ID 313
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,450
Average Perimeter 326
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 62
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 9 - Cavity Concrete Block
Heating/Cooling 10 - Complete HVAC
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 101.37
Wall Cost 43.90
HVAC Cost 35.95
Basement Cost 0.00
Total Base Cost 181.22
Total Area 3,450
Base RCN 625,209
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 625,209
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (500,167)
Total RCNLD 125,042
Lump Sums
Total Building Value 125,042 \$ 36.24 Per SqFt