



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:05
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Assessment Data					Primary Image									
Account	300006091				<p>BUILDING FRONT 2/1/2024</p>									
Parcel ID	2001-00-055-017-0-001-00													
Cadastral ID	2001-055-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	12616													
NINE, JERRY														
2286 N 174 RD LAVERNE OK 73848-														
Parcel Location														
Situs	00100 E JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0017 / 0055	Parcel Size 2 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71204932 -99.89434561														
LAVERNE ORIG BLOCK 55 LOTS 17-18 BOOK 623 PAGE 256														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					623/256	OAKLEY, LEONA & WAYNE	03/30/2007	70,000	Q					
					503/496	WALLENBERG HARDWARE CO.	02/01/1995	48,000	U					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	5,600	5,600	12%	Assessed	12,715	854.32						
Year Frozen		Improvements	100,366	100,366		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	105,966	105,966		Total Taxable	12,715	854.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006091	NINE, JERRY	202	105,966	0	12,715	854.00							
2024	2024-300006091	NINE, JERRY	202	107,579	0	12,910	859.00							
2023	2023-300006091	NINE, JERRY	202	105,014	0	12,602	846.00							
2022	2022-300006091	NINE, JERRY	202	103,578	0	12,429	841.00							
2021	2021-300006091	NINE, JERRY	202	105,812	0	12,697	877.00							
2020	2020-300006091	NINE, JERRY	202	106,352	0	12,410	841.00							
2019	2019-0006091	NINE, JERRY	202	106,352		11,819	705.00							
2018	2018-0006091	NINE, JERRY	202	106,352		11,257	672.00							
2017	2017-0006091	NINE, JERRY	202	100,925		10,720	640.00							
2016	2016-0006091	NINE, JERRY	202	100,925		10,210	609.00							
2015	2015-0006091	NINE, JERRY	202	92,198		9,724	580.00							
2014	2014-0006091	NINE, JERRY	202	92,198		9,261	553.00							
2013	2013-0006091	NINE, JERRY	202	253,168		8,820	526.00							



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Lot Data		Primary Image	
Lot Size	50 x 140		
Lot Count			
Units Buildable	5600		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	7,000.00 x .80 = 5,600		
Factor Value	0		
Adjustments			
Lot Value	5,600		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	27996
Total Building Area	7,000	Image Date	2/1/2024
Total Base Value	494,620	Name	001.JPG
Modifier Value		Description	BUILDING FRONT
Misc Improvements			
Replacement Cost New	494,620		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	98,924		
Economic Depreciation			
RCNLD (All Sources)	98,924		
Depreciated Improvements			
Outbuilding Value	112		
Total Improvement Value	99,036		
Land Value	5,600		
Cost Approach Value	104,636 14.95/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	112
Miscellaneous Income		Land Value	5,600
Effective Gross Income (EGI)		Total Appraised Value	104,636 14.95/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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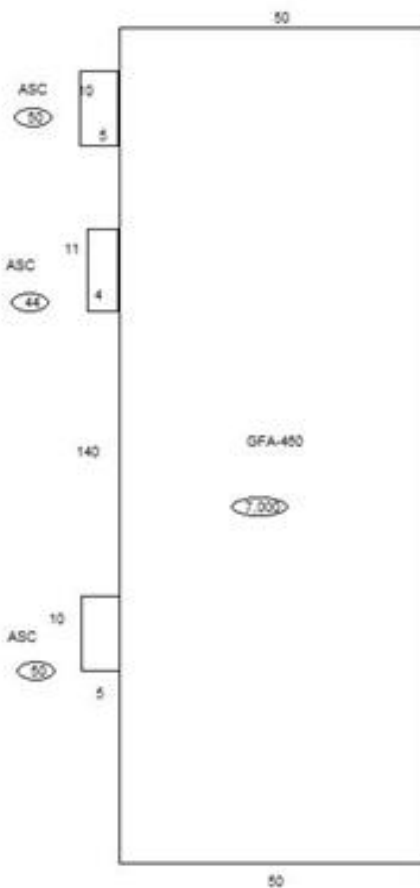
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Sketch Image

300006091



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	460		25	GFA-460	7,000	1.000	7,000
2	O	ASC		20	ASC	50	1.000	50
3	O	ASC		20	ASC	50	1.000	50
4	O	ASC		20	ASC	44	1.000	44
Total Building Area						7,000		7,000



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Account 300006091
Parcel ID 2001-00-055-017-0-001-00
Cadastral ID 2001-055-017-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name NINE, JERRY

Building Data

Building ID 179
Building Sequence 1
Occupancy 1 460 Shell, Neigh. Shop. Ctr. 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,000
Average Perimeter 380
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1945
Effective Age 68
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 69 - PF. Metal w/Block Back-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
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 26.04
Wall Cost 34.49
HVAC Cost 10.13
Basement Cost 0.00
Total Base Cost 70.66
Total Area 7,000
Base RCN 494,620
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 494,620
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (395,696)
Total RCNLD 98,924
Lump Sums
Total Building Value 98,924 \$ 14.13 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport / THE SPOT	10x5x0		Formed Metal	50
	Qual	3	Cond 3	Year 1945	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (3.88 x 50)			194	155	39
	ASC	Awing/Shelter/Carport	10x5x0		Formed Metal	50
	Qual	3	Cond 3	Year 1945	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (3.88 x 50)			194	155	39
	ASC	Awing/Shelter/Carport	11x4x0		Formed Metal	44
	Qual	3	Cond 3	Year 1945	Eff Age 61	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (3.88 x 44)			171	137	34
Total Site Improvement Value						112