



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:17:07
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Assessment Data					Primary Image																																																																																																																				
Account 300006094 Parcel ID 2001-00-055-023-0-001-00 Cadastral ID 2001-055-023-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25742 PLAINSMEN PROPERTY MANAGEMENT, LLC % RANDY CHELF 1502 W. OWEN K. GARRIOTT ENID OK 73703- Parcel Location Situs 00123 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0023 / 0055 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.71209798 -99.89415694 LAVERNE ORIG BLOCK 55 LOT W 55' OF 23-24										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	45 x 55		
Lot Count			
Units Buildable	1980		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	2,475.00 x .80 =	1,980	
Factor Value	0		
Adjustments			
Lot Value	1,980		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	28002
Total Building Area	1,352	Image Date	2/1/2024
Total Base Value	251,526	Name	002.JPG
Modifier Value		Description	BUILDING
Misc Improvements			
Replacement Cost New	251,526		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	55,336		
Economic Depreciation			
RCNLD (All Sources)	55,336		
Depreciated Improvements			
Outbuilding Value	1,421		
Total Improvement Value	56,757		
Land Value	1,980		
Cost Approach Value	58,737	43.44/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,421
Miscellaneous Income		Land Value	1,980
Effective Gross Income (EGI)		Total Appraised Value	58,737 43.44/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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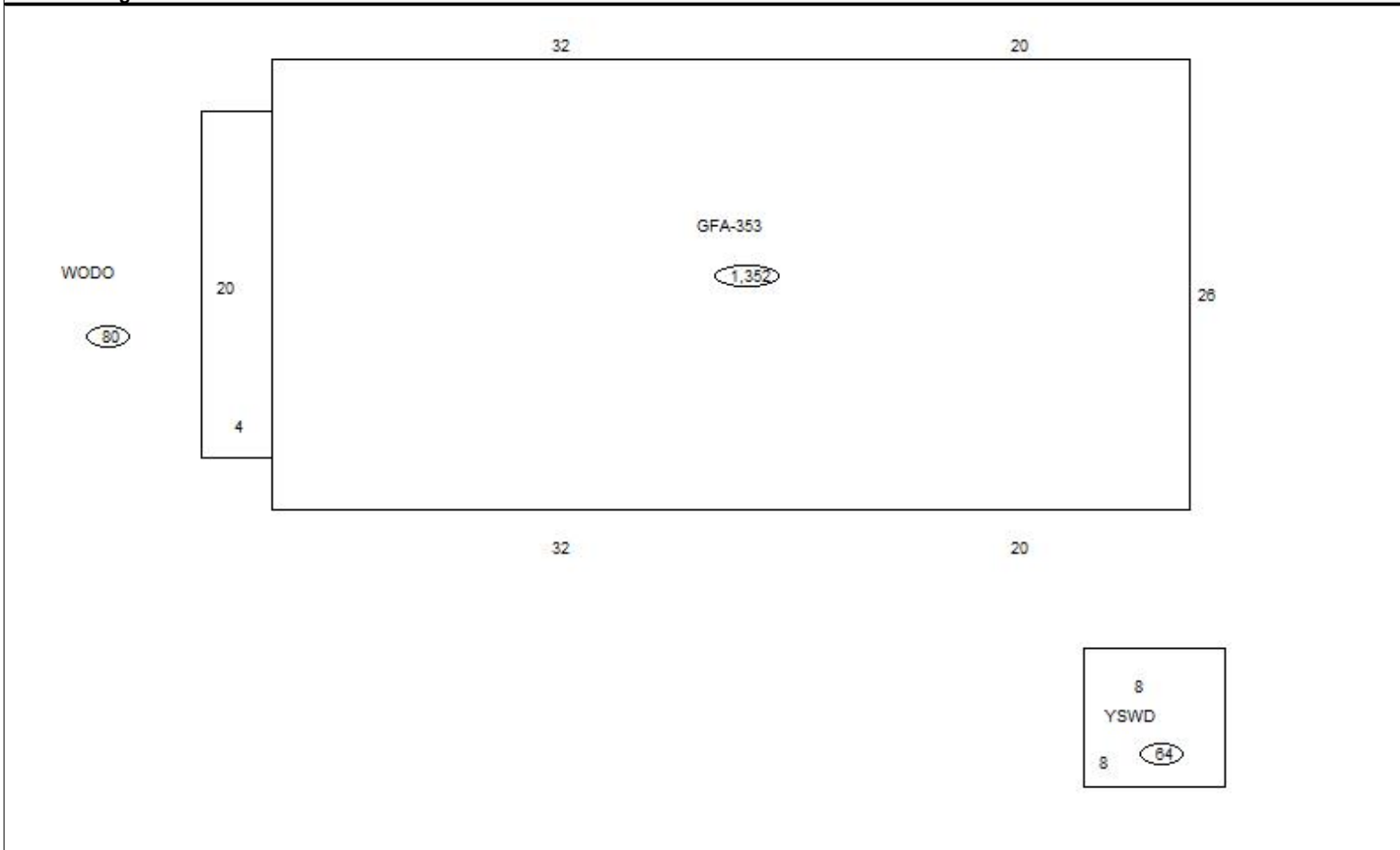
Date 02/06/2026

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Sketch Image

300006094



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		10	GFA-353	1,352	1.000	1,352
2	O	SHDS		10	YSWD	64	1.000	64
3	O	WODO		10	WODO	80	1.000	80
Total Building Area						1,352		1,352



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Parcel ID 2001-00-055-023-0-001-00
Cadastral ID 2001-055-023-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name PLAINSMEN PROPERTY MANAGEMENT, LLC

Building Data

Building ID 181
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,352
Average Perimeter 156
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1930
Effective Age 46
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.25 - Average
Condition 3.25 - Average
Exterior Wall 119 - Single Wall -Rustic Log
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 59.27
Wall Cost 114.39
HVAC Cost 12.38
Basement Cost 0.00
Total Base Cost 186.04
Total Area 1,352
Base RCN 251,526
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 251,526
Physical Depreciation 78%
Functional Depreciation
Total Depreciation 78% (196,190)
Total RCNLD 55,336
Lump Sums
Total Building Value 55,336 \$ 40.93 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	8x8x0		Formed Metal	64
	Qual 3	Cond 3	Year 2010	Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (28.82 x 64)			1,844 959	885



WODO	Wood Deck - Open	20x4x0			80
Qual 3	Cond 3	Year 2000	Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.94 x 80)			1,915 1,379	536

Total Site Improvement Value 1,421