



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:17:08
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Assessment Data					Primary Image																																																																																																																				
Account 300006095 Parcel ID 2001-00-055-023-0-002-00 Cadastral ID 2001-055-023-00-0-002-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 23997 MCATEE, CORY & AMY MCATEE PO BOX 1045 LAVERNE OK 73848- Parcel Location Situs 00125 17189171 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					<p>2001-00-055-023-0-002-00 01/30/24</p>																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 45 x 85</p> <p>Lot Count</p> <p>Units Buildable 3060</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 3,825.00 x .80 = 3,060</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,060</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 12,787</p> <p>Total Improvement Value 12,787</p> <p>Land Value 3,060</p> <p>Cost Approach Value 15,847</p>	<p>Image ID 28003</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description UTILITY SHED</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 12,787</p> <p>Land Value 3,060</p> <p>Total Appraised Value 15,847</p>	



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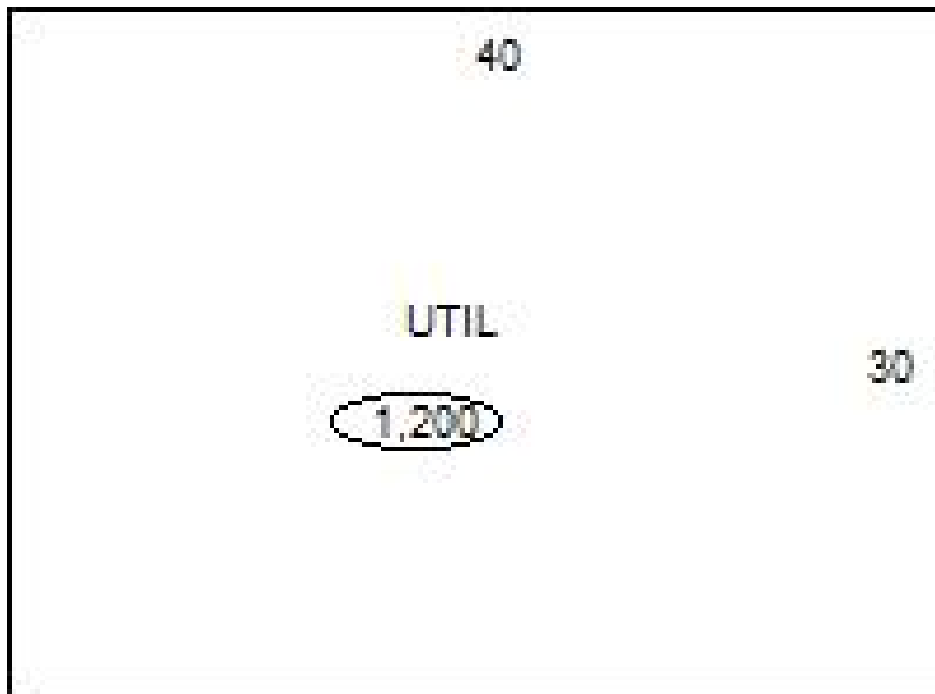
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Sketch Image

300006095



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		20	UTIL	1,200	1.000	1,200

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg	40x30x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2003	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (22.20 x 1,200)			26,640	13,853		12,787
Total Site Improvement Value						12,787