



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image									
Account	300006101				<p>BUILDING 2/1/2024</p>									
Parcel ID	2001-00-056-013-0-001-00													
Cadastral ID	2001-056-013-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15182													
LENZ, ROY														
17330 E 19 RD														
LAVERNE	OK 73848-0000													
<b>Parcel Location</b>														
Situs	00206 E JANE JAYROE BLVD													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0056	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.71447226 -99.89569345														
LAVERNE ORIG BLOCK 56 LOT 13														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
580/507	MIDFIRST BANK	01/21/2003	20,000	U										
543/463	LENZ, ROY	01/13/1999	24,000	Q										
533/743	NELSON, RANDAL L., ETUX	03/17/1998	25,000	PQ										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	2,800	2,800	12%	336	Assessed	5,944 399.38						
Year Frozen		Improvements	49,577	46,729		5,608	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	52,377	49,529		5,944	Total Taxable	5,944 399.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006101	LENZ, ROY	202	52,377	0	5,661	380.00							
2024	2024-300006101	LENZ, ROY	202	51,296	0	5,391	359.00							
2023	2023-300006101	LENZ, ROY	202	47,890	0	5,134	345.00							
2022	2022-300006101	LENZ, ROY	202	40,749	0	4,890	331.00							
2021	2021-300006101	LENZ, ROY	202	40,273	0	4,691	324.00							
2020	2020-300006101	LENZ, ROY	202	40,954	0	4,467	303.00							
2019	2019-0006101	LENZ, ROY	202	40,954		4,255	254.00							
2018	2018-0006101	LENZ, ROY	202	40,954		4,052	242.00							
2017	2017-0006101	LENZ, ROY	202	37,064		3,859	230.00							
2016	2016-0006101	LENZ, ROY	202	37,064		3,675	219.00							
2015	2015-0006101	LENZ, ROY	202	33,936		3,501	209.00							
2014	2014-0006101	LENZ, ROY	202	33,936		3,333	199.00							
2013	2013-0006101	LENZ, ROY	202	57,170		3,175	189.00							



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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 1,680</p> <p>Total Base Value 193,603</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 193,603</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 48,401</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 48,401</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 353</p> <p>Total Improvement Value 48,754</p> <p>Land Value 2,800</p> <p>Cost Approach Value 51,554 30.69/SqFt</p>	<p>Image ID 28011</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 &amp; 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 353</p> <p>Land Value 2,800</p> <p>Total Appraised Value 51,554 30.69/SqFt</p>	



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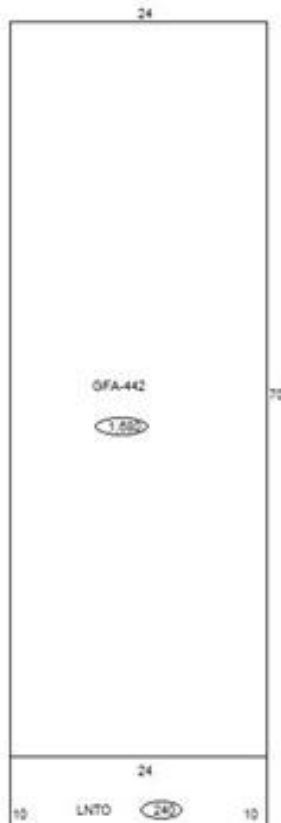
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Sketch Image

300006101



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	442		13	GFA-442	1,680	1.000	1,680
2	O	LNTD		13	LNTD	240	1.000	240
<b>Total Building Area</b>						<b>1,680</b>		<b>1,680</b>



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Account 300006101  
Parcel ID 2001-00-056-013-0-001-00  
Cadastral ID 2001-056-013-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name LENZ, ROY

### Building Data

Building ID 182  
Building Sequence 1  
Occupancy 1 442 Bar/Tavern 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,680  
Average Perimeter 188  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1940  
Effective Age 78  
Construction Class 4 - Reinforced Masonry Walls, Metal Joists  
Quality 3.5 - Average  
Condition 3.5 - Average  
Exterior Wall 55 - Invalid ExteriorWall Code  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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 99.25  
Wall Cost 0.00  
HVAC Cost 15.99  
Basement Cost 0.00  
Total Base Cost 115.24  
Total Area 1,680  
Base RCN 193,603  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 193,603  
Physical Depreciation 75%  
Functional Depreciation  
Total Depreciation 75% (145,202)  
Total RCNLD 48,401  
Lump Sums  
Total Building Value 48,401 \$ 28.81 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To OLD/REVAL2020	15x10x0		Composition Shingle	240
	Qual 3	Cond 3	Year 1995	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.36 x 240)			1,766      1,413	353
<b>Total Site Improvement Value</b>				<b>353</b>