



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 300006107 Parcel ID 2001-00-058-011-0-001-00 Cadastral ID 2001-058-011-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 12746 OHAIR, DAN E. & HELEN J. OHAIR 29284 S. COUNTY RD 169 LAVERNE OK 73848-0000 Parcel Location Situs 00225 N BROADWAY Subdivision LAVERNE ORIG. Lot/Block 0011 / 0058 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-058-011-0-001-007 01/30/24</p>																																																	
CONCRETE PAVING 2/1/2024																																																						
Legal Description Lat/Long: 36.71049090 -99.89700831					Building Permits																																																	
LAVERNE ORIG BLOCK 58 LOTS 11-12					<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																																													
					721/365	BARBY, ALLEN L. AND	11/18/2016	2,800	QV																																													
					619/347	MOORE, ORA DEWEY	10/25/2006	30,000	PQ																																													
					514/541	CURTIS AND CURTIS SERVICE	05/17/1996	0	U																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 5,600</td> <td>5,600</td> <td>12%</td> <td>672</td> <td>Assessed</td> <td>900</td> <td>60.47</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 2,745</td> <td>1,903</td> <td> </td> <td>228</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 8,345</td> <td>7,503</td> <td> </td> <td>900</td> <td>Total Taxable</td> <td>900</td> <td>60.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 5,600	5,600	12%	672	Assessed	900	60.47	Year Frozen		Improvements 2,745	1,903		228	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 8,345	7,503		900	Total Taxable	900	60.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006107	OHAIR, DAN E. &	202	8,345	0	858	58.00																																															
2024	2024-300006107	OHAIR, DAN E. &	202	8,021	0	817	54.00																																															
2023	2023-300006107	OHAIR, DAN E. &	202	7,698	0	778	52.00																																															
2022	2022-300006107	OHAIR, DAN E. &	202	7,462	0	741	50.00																																															
2021	2021-300006107	OHAIR, DAN E. &	202	7,293	0	706	49.00																																															
2020	2020-300006107	OHAIR, DAN E. &	202	5,600	0	672	46.00																																															
2019	2019-0006107	OHAIR, DAN E. &	202	5,600		672	40.00																																															
2018	2018-0006107	OHAIR, DAN E. &	202	5,600		672	40.00																																															
2017	2017-0006107	OHAIR, DAN E. &	202	6,300		756	45.00																																															
2016	2016-0006107	BARBY, ALLEN L. AND	202	6,300		337	20.00																																															
2015	2015-0006107	BARBY, ALLEN L. AND	202	6,300		321	19.00																																															
2014	2014-0006107	BARBY, ALLEN L. AND	202	6,300		306	18.00																																															
2013	2013-0006107	BARBY, ALLEN L. AND	202	14,000		291	17.00																																															



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Lot Data	Primary Image	
<p>Lot Size 50 x 140</p> <p>Lot Count</p> <p>Units Buildable 5600</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 7,000.00 x .80 = 5,600</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 5,600</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 2,775</p> <p>Total Improvement Value 2,775</p> <p>Land Value 5,600</p> <p>Cost Approach Value 8,375</p>	<p>Image ID 28018</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description CONCRETE PAVING</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 2,775</p> <p>Land Value 5,600</p> <p>Total Appraised Value 8,375</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	115x32x0			3,680
	Qual	3	Cond 3	Year 1970	Eff Age 56	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.77 x 3,680)		13,874	11,099	2,775
Total Site Improvement Value						2,775