




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006326 <b>Parcel ID</b> 2001-00-084-001-0-001-00 <b>Cadastral ID</b> 2001-084-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15334 ATACAMI APARTMENTS, LLC % RODNEY HICKMON  107 DEER CREEK RD EDMOND OK 73102-  <b>Parcel Location</b> <b>Situs</b> 00510 N BROADWAY <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0084 <b>Parcel Size</b> 9 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2001-00-084-001-0-001-00 01/31/24</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.77683756 -99.96993223 LAVERNE ORIG. BLOCK 84 LOTS 1-2-3-4-5-6-7-8-9										<b>Building Permits</b> APARTMENTS 2/7/2024																																																																																																															
<b>Exemptions</b> <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						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>711/805</td> <td>XIT RENTAL, LTD. OF LAVER</td> <td>09/25/2015</td> <td>170,000</td> <td>21</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	711/805	XIT RENTAL, LTD. OF LAVER	09/25/2015	170,000	21																																																																																												
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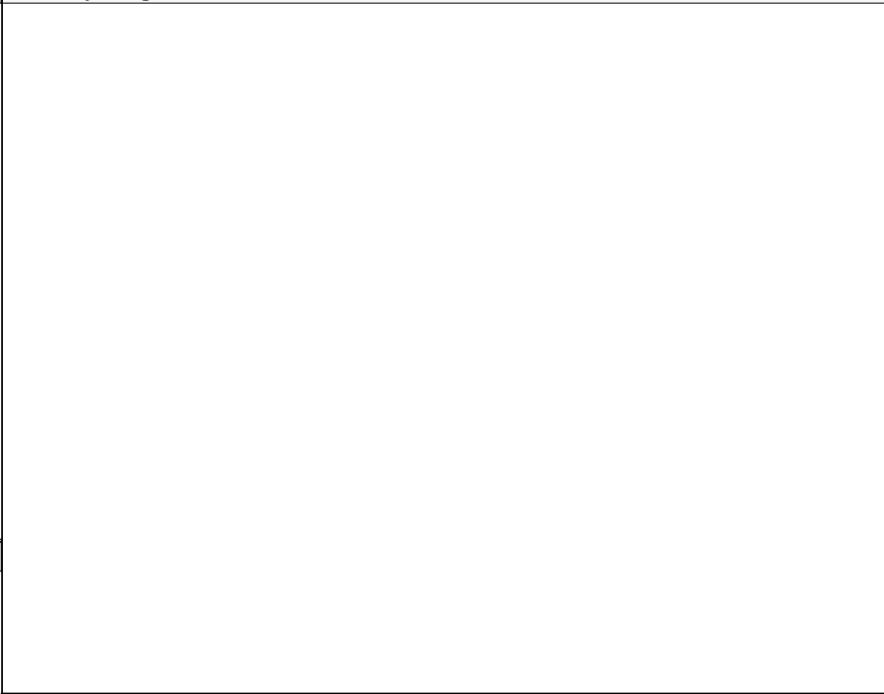


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## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 25200</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 31,500.00 x .80 = 25,200</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 25,200</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 8,469</p> <p>Total Base Value 677,351</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 677,351</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 176,111</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 176,111</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 2,413</p> <p>Total Improvement Value 178,524</p> <p>Land Value 25,200</p> <p>Cost Approach Value 203,724 24.06/SqFt</p>	<p>Image ID 28150</p> <p>Image Date 2/1/2024</p> <p>Name 003.JPG</p> <p>Description 1ST SET OF APARTMENTS</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 2,413</p> <p>Land Value 25,200</p> <p>Total Appraised Value 203,724 24.06/SqFt</p>	



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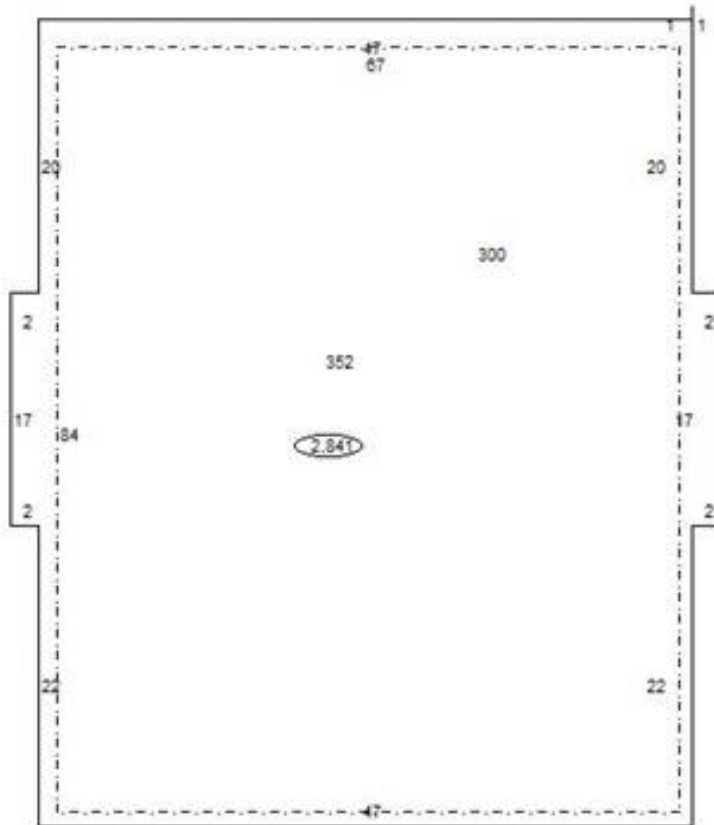
Date 02/06/2026

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Sketch Image

300006326



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		13	352	2,841	1.000	2,841
2	U	300		20	300	5,628	1.000	5,628
<b>Total Building Area</b>						2,841		2,841



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## Assessment Property Record Card for Tax Year 2026

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Account 300006326  
Parcel ID 2001-00-084-001-0-001-00  
Cadastral ID 2001-084-001-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name ATACAMI APARTMENTS, LLC

### Building Data

Building ID 325  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,469  
Average Perimeter 111  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1981  
Effective Age 45  
Construction Class 1 - Residential Stud Frame  
Quality 2.7 - Fair  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
Roof Cover Composition

### Basement Area Basement Levels

Basement Finish  
Finish Code - 1 7  
Finish Area - 1 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 57.58  
Wall Cost 9.12  
HVAC Cost 13.28  
Basement Cost 0.00  
Total Base Cost 79.98  
Total Area 8,469  
Base RCN 677,351  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 677,351  
Physical Depreciation 74%  
Functional Depreciation  
Total Depreciation 74% (501,240)  
Total RCNLD 176,111  
Lump Sums  
Total Building Value 176,111 \$ 20.79 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete PARKING & SIDEWALKS	0x0x0			3,200
	Qual	3	Cond 3	Year 1981	Eff Age 45	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.77 x 3,200)		12,064	9,651	2,413
<b>Total Site Improvement Value</b>						<b>2,413</b>



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 07/2025</p> <p>Total Building Area 2,841</p> <p>Total Base Value 243,360</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 243,360</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 68,141</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 68,141</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,077</p> <p>Total Improvement Value 69,218</p> <p>Land Value</p> <p>Cost Approach Value 69,218 24.36/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID 28246</p> <p>Image Date 2/7/2024</p> <p>Name 001.JPG</p> <p>Description APARTMENTS</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 1,077</p> <p>Land Value</p> <p>Total Appraised Value 69,218 24.36/SqFt</p>



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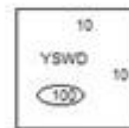
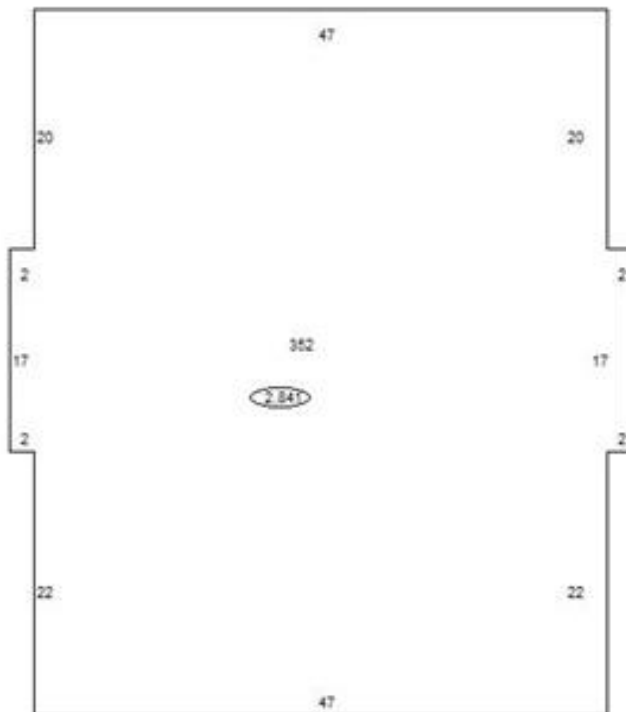
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Sketch Image

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Sketch Vector Information

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2	O	SHDS		13	YSWD	100	1.000	100
<b>Total Building Area</b>						<b>2,841</b>		<b>2,841</b>



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Cadastral ID 2001-084-001-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name ATACAMI APARTMENTS, LLC

### Building Data

Building ID 326  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,841  
Average Perimeter 14  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1981  
Effective Age 45  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
Roof Cover Composition

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 7  
Finish Area - 1 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 69.84  
Wall Cost 2.01  
HVAC Cost 13.81  
Basement Cost 0.00  
Total Base Cost 85.66  
Total Area 2,841  
Base RCN 243,360  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 243,360  
Physical Depreciation 72%  
Functional Depreciation  
Total Depreciation 72% (175,219)  
Total RCNLD 68,141  
Lump Sums  
Total Building Value 68,141 \$ 23.98 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x10x5	Dirt	Composition Roll	100
	Qual	3.5	Cond 3.5	Year 2010	Eff Age 15	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.97 x 100)		2,197	1,120	1,077
<b>Total Site Improvement Value</b>						<b>1,077</b>