



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:20:52
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006339 Parcel ID 2010-00-001-001-0-002-00 Cadastral ID 2010-001-001-00-0-002-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15341 WALDROP, DARLA D. 825 WEST OKLAHOMA DR. LAVERNE OK 73848-5001 Parcel Location Situs 00804 W ELM ST Subdivision ANDERSON ADDN Lot/Block 0001 / 0001 Parcel Size .37 - Acres Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE					<p>2010-00-001-001-0-002-00_002.JPG 3/13/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.71104288 -99.90395201 ANDERSON ADD BLOCK 1 .37 ACRES BOOK 751 PAGE 146																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 12546</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 15,682.00 x .80 = 12,546</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 12,546</p>	
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 840</p> <p>Total Base Value 56,717</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 56,717</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 11,343</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 11,343</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,053</p> <p>Total Improvement Value 15,396</p> <p>Land Value 12,546</p> <p>Cost Approach Value 27,942 33.26/SqFt</p>	<p>Image ID 25283</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description 2010-00-001-001-0-002-00_001.JPG</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 4,053</p> <p>Land Value 12,546</p> <p>Total Appraised Value 27,942 33.26/SqFt</p>



Harper

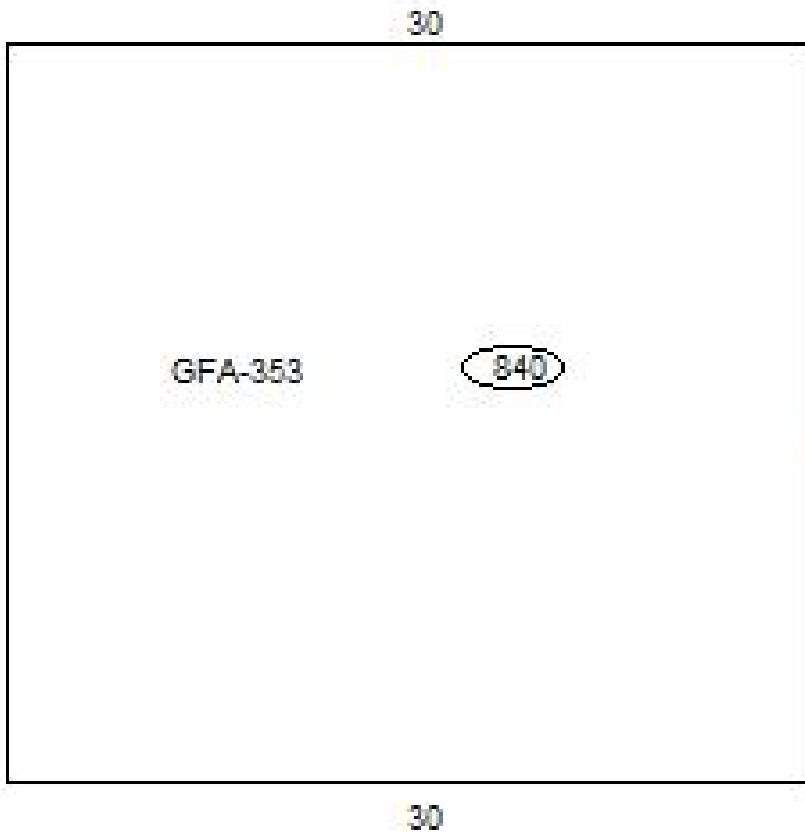
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Sketch Image

300006339



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	840	1.000	840
Total Building Area						840		840



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Account 300006339
Parcel ID 2010-00-001-001-0-002-00
Cadastral ID 2010-001-001-00-0-002-00

Tax Area Code 202
Property Class UC
Owners Name WALDROP, DARLA D.

Building Data

Building ID 189
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 840
Average Perimeter 116
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1960
Effective Age 79
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
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 2010-00-001-001-0-002-00-001-000-001.jpg
Image Date 8/13/2019
Image Name 2010-00-001-001-0-002-00-001-000-001.jpg
Description f:\pictures\2010-00-001-001-0-002-00-001-000-001.jpg

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 34.47
Wall Cost 22.92
HVAC Cost 10.13
Basement Cost 0.00
Total Base Cost 67.52
Total Area 840
Base RCN 56,717
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 56,717
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (45,374)
Total RCNLD 11,343
Lump Sums
Total Building Value 11,343 \$ 13.50 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / SW DRIVEWAY	55x50x0			2,750
	Qual 2	Cond 2	Year 1960	Eff Age 79		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.39 x 2,750)			9,323	7,458	1,865
	PACN	Paving - Concrete / SOUTH OF BUILDING	95x15x0			1,425
	Qual 2	Cond 2	Year 1960	Eff Age 79		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.58 x 1,425)			5,102	4,082	1,020
	PACN	Paving - Concrete / UNDER BUILDING	55x30x0			1,650
	Qual 2	Cond 2	Year 1960	Eff Age 79		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.54 x 1,650)			5,841	4,673	1,168
Total Site Improvement Value						4,053



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Lot Data	Primary Image		
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value			
Cost Approach			
Manual Date 07/2025 Total Building Area 1,250 Total Base Value 71,875 Modifier Value Misc Improvements Replacement Cost New 71,875 Phys/Func Depreciation Loss () RCN Less Phys/Func 14,375 Economic Depreciation RCNLD (All Sources) 14,375 Depreciated Improvements Outbuilding Value 2,677 Total Improvement Value 17,052 Land Value Cost Approach Value 17,052 13.64/SqFt	<th data-bbox="703 884 1588 909">Image Information</th> Image ID Image Date Name Description		Image Information
Income Approach	Value Reconciliation		
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 2,677 Land Value Total Appraised Value 17,052 13.64/SqFt		



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Sketch Image

300006339

50

25

GFA-406

1,250

25

50

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	GFA-406	1,250	1.000	1,250
Total Building Area						1,250		1,250



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Occupancy 2
Occupancy 3
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Average Perimeter 150
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1960
Effective Age 79
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Flat
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 1
Zone Description VI AREA 1
Base Cost 33.94
Wall Cost 23.56
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 57.50
Total Area 1,250
Base RCN 71,875
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 71,875
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (57,500)
Total RCNLD 14,375
Lump Sums
Total Building Value 14,375 \$ 11.50 Per SqFt



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Outbuildings/Site Improvements

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	PACN	Paving - Concrete /WEST OF SHED	72x15x0			1,080
	Qual 2	Cond 2	Year 1960	Eff Age 79		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.63 x 1,080)			3,920 3,136	784

PACN	Paving - Concrete / UNDER SHED	80x35x0			2,800
Qual 2	Cond 2	Year 1960	Eff Age 79		

0

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.38 x 2,800)			9,464 7,571	1,893

Total Site Improvement Value 2,677