



# 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	300006344				<p>2010-00-001-001-0-007-00_001.JPG 3/13/2023</p>									
Parcel ID	2010-00-001-001-0-007-00													
Cadastral ID	2010-001-001-00-0-007-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24818													
FREEMAN, FRANK PROPERTIES														
421 S. OHIO LAVERNE OK 73848-0000														
Parcel Location														
Situs	00800 S BROADWAY													
Subdivision	ANDERSON ADDN													
Lot/Block	0001 / 0001	Parcel Size	.28 - Acres											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.71042101 -99.90912119														
ANDERSON ADD BLOCK 1 .28 ACRES IN BLOCK 1 BOOK 763 PAGE 690														
Building Permits														
<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					
					/	FREEMAN, FRANK	10/26/2021	0	04					
					762/839	MCCLUNG, NATALIE	03/31/2021	170,000	Q					
					706/624	CURTIS, BRANDON	01/13/2015	54,453	21					
					683/224	MULBERY, TRACY L	06/13/2012	25,841	PQ					
					652/422	HUBBARD, JANET	09/29/2009	5,000	16					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2022	Land Value	9,758	9,758	12%	1,171	Assessed	13,524	908.68					
Year Frozen		Improvements	110,020	102,941		12,353	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	119,778	112,699		13,524	Total Taxable	13,524	909.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006344	FREEMAN, FRANK PROPERTIES			202	119,778	0	12,880	865.00					
2024	2024-300006344	FREEMAN, FRANK PROPERTIES			202	115,342	0	12,266	816.00					
2023	2023-300006344	FREEMAN, FRANK PROPERTIES			202	97,355	0	11,683	785.00					
2022	2022-300006344	FRANK FREEMAN PROPERTIES			202	97,355	0	11,683	791.00					
2021	2021-300006344	FRANK FREEMAN PROPERTIES			202	23,682	0	2,842	196.00					
2020	2020-300006344	MCCLUNG, NATALIE			202	23,682	0	2,842	193.00					
2019	2019-0006344	KING, ROBERT SETH &			202	51,441		6,173	368.00					
2018	2018-0006344	KING, ROBERT SETH &			202	54,453		6,534	390.00					
2017	2017-0006344	KING, ROBERT SETH &			202	54,453		6,534	390.00					
2016	2016-0006344	KING, ROBERT SETH &			202	54,453		6,534	390.00					
2015	2015-0006344	KING, ROBERT SETH &			202	17,255		2,071	124.00					
2014	2014-0006344	CURTIS, BRANDON L.			202	17,265		2,072	124.00					
2013	2013-0006344	CURTIS, BRANDON L.			202	30,693		2,050	122.00					



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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	13 LAVERNE COMM		
Value Method	Square-Foot		
Base Lot Value	12,197.00 x .80 =	9,758	
Factor Value	0		
Adjustments			
Lot Value	9,758		
Cost Approach		Image Information	
Manual Date	07/2025	Image ID	25358
Total Building Area	640	Image Date	3/13/2023
Total Base Value	117,197	Name	001.JPG
Modifier Value		Description	2010-00-001-001-0-007-00_001.JPG
Misc Improvements			
Replacement Cost New	117,197		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	105,477		
Economic Depreciation			
RCNLD (All Sources)	105,477		
Depreciated Improvements			
Outbuilding Value	4,343		
Total Improvement Value	109,820		
Land Value	9,758		
Cost Approach Value	119,578	186.84/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	4,343
Miscellaneous Income		Land Value	9,758
Effective Gross Income (EGI)		Total Appraised Value	119,578
Total Expenses			186.84/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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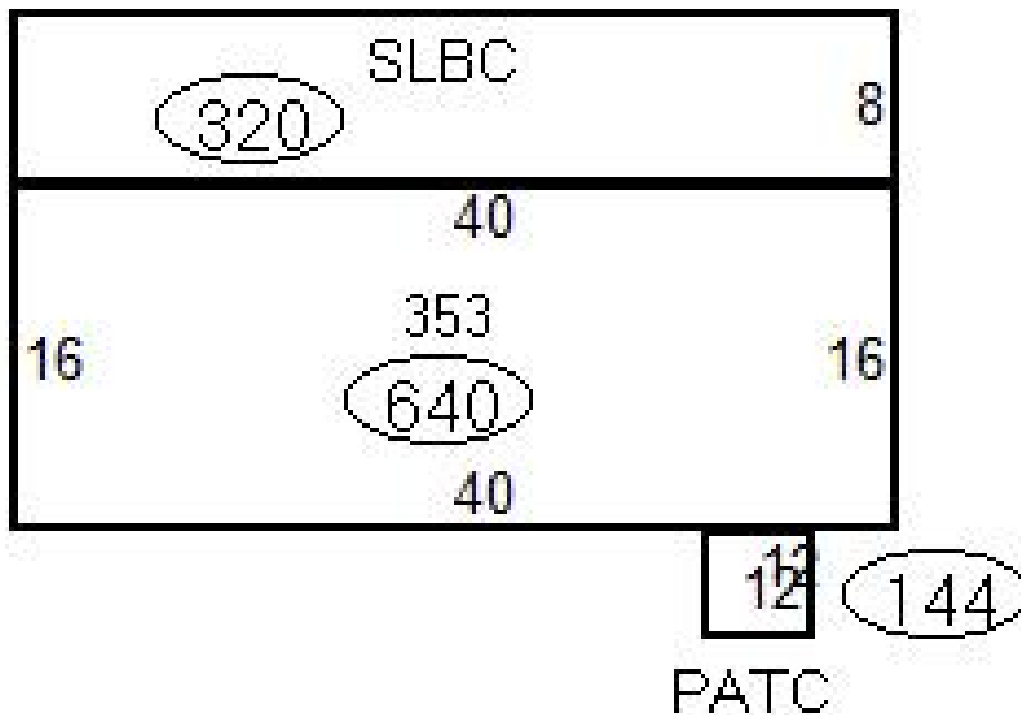
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Sketch Image

300006344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	353	640	1.000	640
2	O	PRCH		20	SLBC	320	1.000	320
3	O	PATC		50	PATC	144	1.000	144
<b>Total Building Area</b>						640		640



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Account 300006344  
Parcel ID 2010-00-001-001-0-007-00  
Cadastral ID 2010-001-001-00-0-007-00

Tax Area Code 202  
Property Class UC  
Owners Name FREEMAN, FRANK PROPERTIES

### Building Data

Building ID 443  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 640  
Average Perimeter 112  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2014  
Effective Age 10  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3.2 - Average  
Condition 3 - Average  
Exterior Wall 119 - Single Wall -Rustic Log  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 57.75  
Wall Cost 113.14  
HVAC Cost 12.23  
Basement Cost 0.00  
Total Base Cost 183.12  
Total Area 640  
Base RCN 117,197  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 117,197  
Physical Depreciation 10%  
Functional Depreciation  
Total Depreciation 10% (11,720)  
Total RCNLD 105,477  
Lump Sums  
Total Building Value 105,477 \$ 164.81 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	40x8x8			320
	Qual	3	Cond 3	Year 2014	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.08 x 320)		7,066	3,816	3,250
	PATC	Patio - Covered	12x12x8			144
	Qual	3	Cond 3	Year 2014	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.50 x 144)		2,376	1,283	1,093
<b>Total Site Improvement Value</b>						<b>4,343</b>