



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:21:00  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006349 <b>Parcel ID</b> 2020-00-004-001-0-002-00 <b>Cadastral ID</b> 2020-004-001-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15346 TERRY, DAVID E. AND TAMMY L. TERRY  P O BOX 295 LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> S OKLAHOMA <b>Subdivision</b> BANE'S ADDN <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2020-00-004-001-0-002-00_001.JPG 3/13/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.69519243 -99.90348716 BANE ADD S 100' OF BLOCK 4 BOOK 646 PAGE 532																																																																																																																									
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Lot Data	Primary Image		
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 9549</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 17,122.00 x .80 = 13,698</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,698</p>			
Cost Approach			
<p>Manual Date 07/2025</p> <p>Total Building Area 3,039</p> <p>Total Base Value 471,805</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 471,805</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 94,361</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 94,361</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,590</p> <p>Total Improvement Value 98,951</p> <p>Land Value 13,698</p> <p>Cost Approach Value 112,649 37.07/SqFt</p>	<th data-bbox="704 884 1588 913">Image Information</th> <p data-bbox="732 932 1206 1045"> Image ID 25371  Image Date 3/13/2023  Name 001.JPG  Description 2020-00-004-001-0-002-00_001.JPG </p>		Image Information
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 4,590</p> <p>Land Value 13,698</p> <p>Total Appraised Value 112,649 37.07/SqFt</p>		



Harper

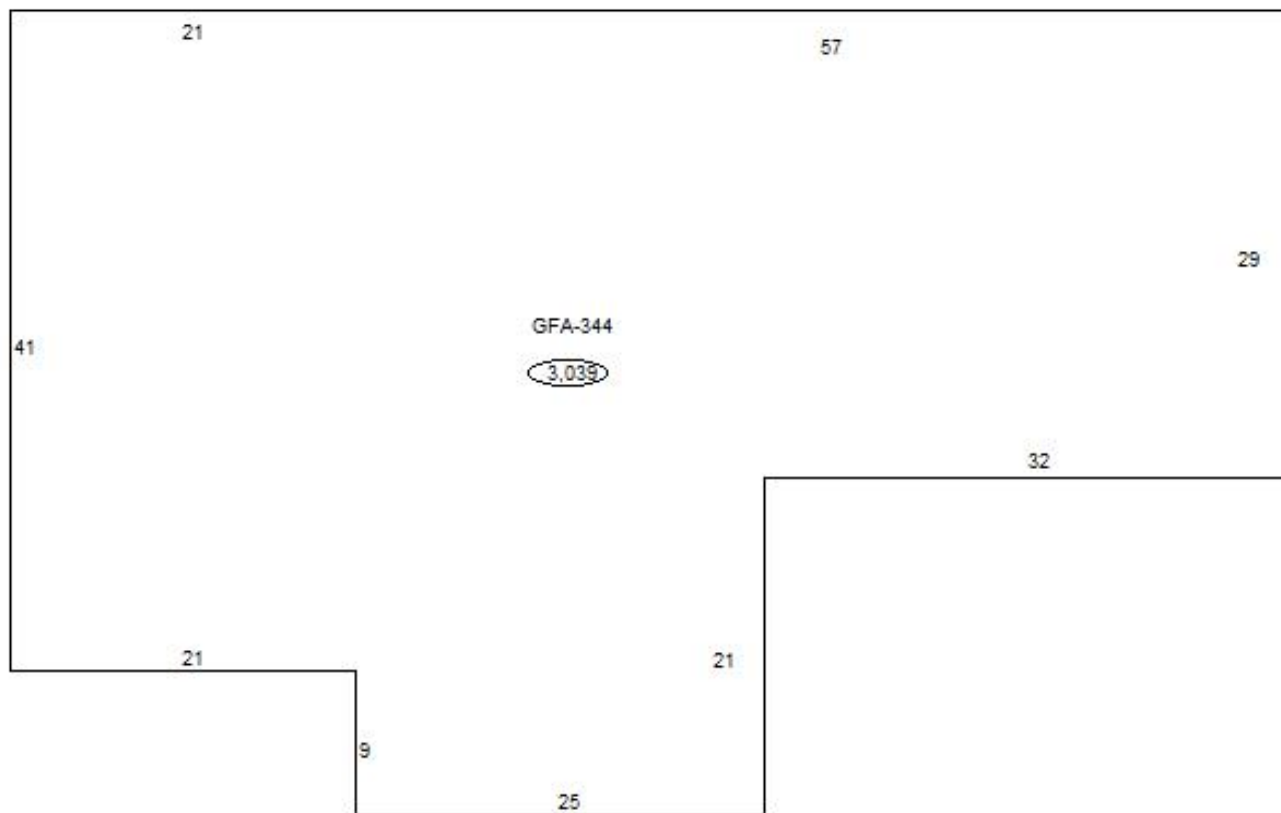
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Sketch Image

300006349



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	GFA-344	3,039	1.000	3,039
<b>Total Building Area</b>						<b>3,039</b>		<b>3,039</b>



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Account 300006349  
Parcel ID 2020-00-004-001-0-002-00  
Cadastral ID 2020-004-001-00-0-002-00

Tax Area Code 202  
Property Class UC  
Owners Name TERRY, DAVID E. AND

### Building Data

Building ID 192  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,039  
Average Perimeter 256  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1960  
Effective Age 66  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3.5 - Average  
Condition 3 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
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 1  
Zone Description VI AREA 1  
Base Cost 90.41  
Wall Cost 48.85  
HVAC Cost 15.99  
Basement Cost 0.00  
Total Base Cost 155.25  
Total Area 3,039  
Base RCN 471,805  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 471,805  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (377,444)  
Total RCNLD 94,361  
Lump Sums  
Total Building Value 94,361 \$ 31.05 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PAVA	Paving - Asphalt	0x0x0			7,650	
	Qual	4	Cond	4	Year	2010	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.00 x 7,650)		22,950	18,360	4,590	
<b>Total Site Improvement Value</b>						<b>4,590</b>	