



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:21:04  
 Page 1

Assessment Data					Primary Image									
Account	300006354				<p>2021-00-001-005-0-001-00_001.JPG 3/13/2023</p>									
Parcel ID	2021-00-001-005-0-001-00													
Cadastral ID	2021-001-005-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15350													
MILLER, CHANCE & REBEKAH J														
622 S COUNTY LINE RD LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	00722 S BROADWAY													
Subdivision	BANE'S 2ND ADDN													
Lot/Block	0005 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.71053324 -99.90675345														
BANES 2ND ADD. BLOCK 1 LOT 5 BOOK 614 PAGE 135														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
615/135	BANK OF LAVERNE	07/25/2006	65,000	U										
614/194	PEREZ, RAUL	06/22/2006	0	MU										
583/101	MOREY, RAYMOND, ETUX	04/23/2003	55,000	PQ										
/	MILLER, CHANCE & REBEKAH J													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	11,476	11,476	12%	1,377	Assessed	9,073 609.61						
Year Frozen		Improvements	65,656	64,137		7,696	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	77,132	75,613		9,073	Total Taxable	9,073 610.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006354	MILLER, CHANCE & REBEKAH J	202	77,132	0	8,641	581.00							
2024	2024-300006354	MILLER, CHANCE & REBEKAH J	202	76,326	0	8,230	547.00							
2023	2023-300006354	MILLER, CHANCE & REBEKAH J	202	65,319	0	7,838	526.00							
2022	2022-300006354	MILLER, CHANCE & REBEKAH J	202	65,319	0	7,838	531.00							
2021	2021-300006354	MILLER, CHANCE & REBEKAH J	202	65,319	0	7,838	541.00							
2020	2020-300006354	MILLER, CHANCE & REBEKAH J	202	65,319	0	7,838	531.00							
2019	2019-0006354	MILLER, CHANCE & REBEKAH J	202	59,266		7,112	424.00							
2018	2018-0006354	MILLER, CHANCE & REBEKAH J	202	59,266		7,112	424.00							
2017	2017-0006354	MILLER, CHANCE & REBEKAH J	202	60,345		7,241	432.00							
2016	2016-0006354	MILLER, CHANCE & REBEKAH J	202	60,345		7,132	426.00							
2015	2015-0006354	MILLER, CHANCE & REBEKAH J	202	56,606		6,793	405.00							
2014	2014-0006354	BOCKELMAN, JEREMY G. AND	202	56,606		6,793	405.00							
2013	2013-0006354	BOCKELMAN, JEREMY G. AND	202	103,458		8,190	489.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:21:04  
 Page 2

Lot Data	Primary Image	
<p>Lot Size 100.13 x 143.26</p> <p>Lot Count</p> <p>Units Buildable 11476</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 14,344.62 x .80 = 11,476</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,476</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,275</p> <p>Total Base Value 260,283</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 260,283</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 52,057</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 52,057</p> <p>Depreciated Improvements 9,721</p> <p>Outbuilding Value</p> <p>Total Improvement Value 61,778</p> <p>Land Value 11,476</p> <p>Cost Approach Value 73,254 32.20/SqFt</p>	<p>Image ID 25377</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description 2021-00-001-005-0-001-00_001.JPG</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</p> <p>Land Value 11,476</p> <p>Total Appraised Value 73,254 32.20/SqFt</p>	



Harper

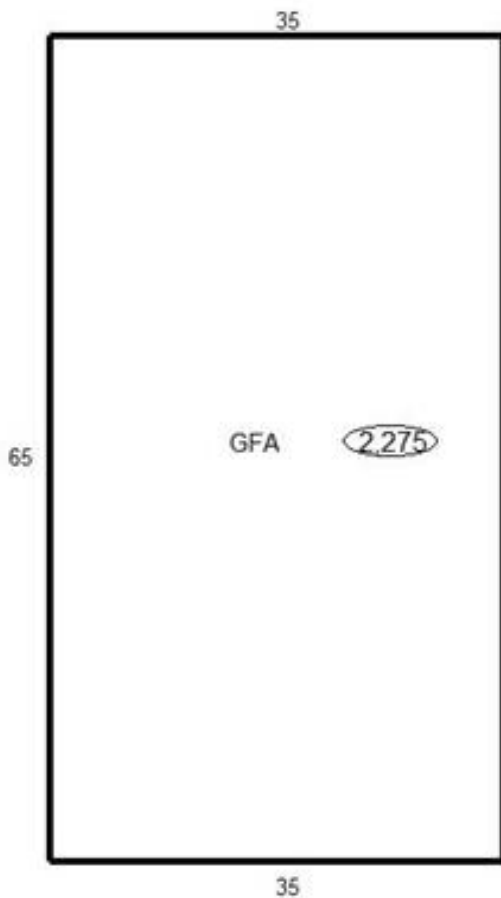
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:21:04  
Page 3

Sketch Image

300006354



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	2,275	1.000	2,275
<b>Total Building Area</b>						2,275		2,275



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:21:04  
Page 4

Account 300006354  
Parcel ID 2021-00-001-005-0-001-00  
Cadastral ID 2021-001-005-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name MILLER, CHANCE & REBEKAH J

### Building Data

Building ID 193  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,275  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1964  
Effective Age 55  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Shed  
Roof Cover Composition

### Building Image

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description VI AREA 1  
Base Cost 56.41  
Wall Cost 46.35  
HVAC Cost 11.65  
Basement Cost 0.00  
Total Base Cost 114.41  
Total Area 2,275  
Base RCN 260,283  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 260,283  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (208,226)  
Total RCNLD 52,057  
Lump Sums 9,721  
Total Building Value 61,778 \$ 27.16 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PACN	Cnc. Pav Cls C		513	513	4.16	50%	1,067	
PAVA	Asph Pav Cls C		7212	7,212	2.40	50%	8,654	
<b>Total Misc Improvement</b>								9,721

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
12	C-Block	Percent	50%		

**Total Modifier Value**