



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:21:30
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Assessment Data					Primary Image																																																																																																																				
Account 300006383 Parcel ID 2040-00-017-005-0-001-00 Cadastral ID 2040-017-005-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15372 BRANSCUM, MAC AND JEANNE BRANSCUM 814 KLINGER STREET LAVERNE OK 73848-0923 Parcel Location Situs 00514 S BROADWAY Subdivision CORDES ADDN Lot/Block 0005 / 0017 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2040-00-017-005-0-001-00_001.JPG 3/13/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70902262 -99.89345332 CORDES ADD BLOCK 17 LOTS 5-6-7-8																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 100 x 96</p> <p>Lot Count</p> <p>Units Buildable 7680</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 9,600.00 x .80 = 7,680</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 7,680</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,100</p> <p>Total Base Value 169,407</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 169,407</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 37,270</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 37,270</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,230</p> <p>Total Improvement Value 38,500</p> <p>Land Value 7,680</p> <p>Cost Approach Value 46,180 21.99/SqFt</p>	<p>Image ID 25469</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description 2040-00-017-005-0-001-00_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 1,230</p> <p>Land Value 7,680</p> <p>Total Appraised Value 46,180 21.99/SqFt</p>	



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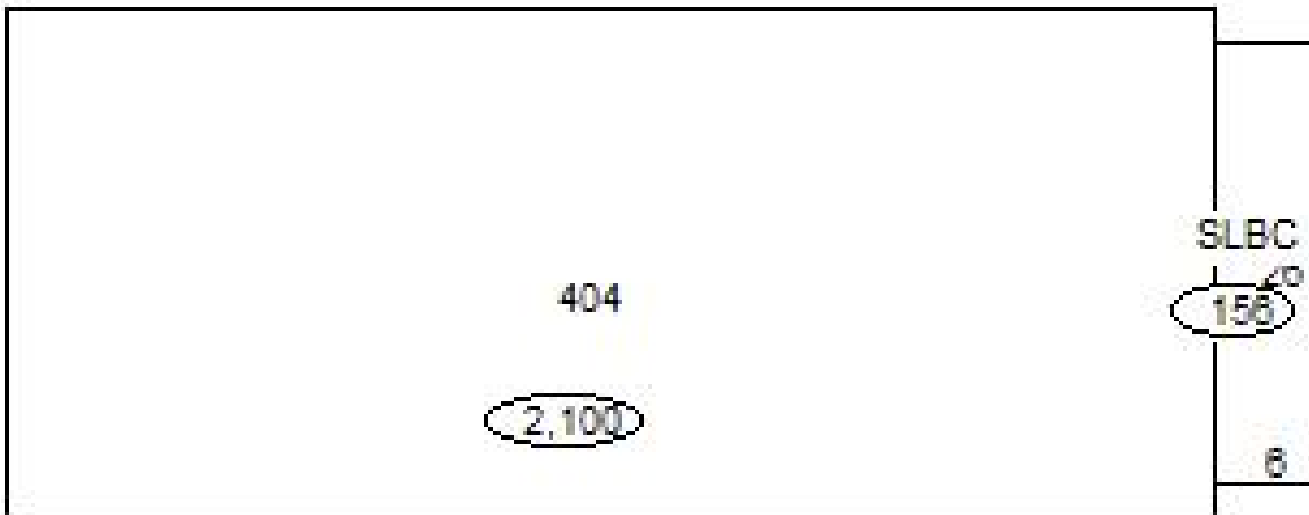
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Sketch Image

300006383



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	404		25	404	2,100	1.000	2,100
2	O	PRCH		25	SLBC	156	1.000	156
Total Building Area						2,100		2,100



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Account 300006383
Parcel ID 2040-00-017-005-0-001-00
Cadastral ID 2040-017-005-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name BRANSCUM, MAC AND

Building Data

Building ID 474
Building Sequence 1
Occupancy 1 404 Utility Building (Obsolete) 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,100
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2007
Effective Age 19
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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 32.94
Wall Cost 28.31
HVAC Cost 19.42
Basement Cost 0.00
Total Base Cost 80.67
Total Area 2,100
Base RCN 169,407
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 169,407
Physical Depreciation 78%
Functional Depreciation
Total Depreciation 78% (132,137)
Total RCNLD 37,270
Lump Sums
Total Building Value 37,270 \$ 17.75 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	26x6x0		Formed Metal	156
	Qual	3	Cond 3	Year	2006	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (22.53 x 156)		3,515	2,285	1,230
Total Site Improvement Value						1,230