



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:22:04
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Assessment Data					Primary Image									
Account	300006423				<p>2080-00-001-003-0-002-00 03/10/23</p>									
Parcel ID	2080-00-001-003-0-002-00													
Cadastral ID	2080-001-003-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 1												
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25155													
MAGGIE'S MINI MART, LLC														
783 S TRANSPORT RD LAVERNE OK 73848-														
Parcel Location														
Situs	00915 S BROADWAY													
Subdivision	KIRKHART ADDN													
Lot/Block	0003 / 0001	Parcel Size .12 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.70180249 -99.89866128														
KIRKHART ADD BLOCK 1 PART LOT 3 BOOK 770 PAGE 569														
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					
					770/569	JR ENTERPRISES, INC.	09/08/2022	240,000	21					
					/	JR ENTERPRISES, INC.								
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax					
Remove Cap	2023		Land Value	17,729	17,729	12%	Assessed	12,759	857.28					
Year Frozen			Improvements	88,600	88,600		Penalty	0						
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00					
TIF Project ID	0		Total Value	106,329	106,329	12,759	Total Taxable	12,759	857.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-300006423	MAGGIE'S MINI MART, LLC			202	106,329	0	12,759	857.00					
2024	2024-300006423	MAGGIE'S MINI MART, LLC			202	109,888	0	13,186	877.00					
2023	2023-300006423	MAGGIE'S MINI MART, LLC			202	105,059	0	12,607	847.00					
2022	2022-300006423	MAGGIE'S MINI MART, LLC			202	105,059	0	12,607	853.00					
2021	2021-300006423	JR ENTERPRISES, INC.			202	105,059	0	12,607	870.00					
2020	2020-300006423	JR ENTERPRISES, INC.			202	105,059	0	12,607	854.00					
2019	2019-0006423	JR ENTERPRISES, INC.			202	105,563		12,667	756.00					
2018	2018-0006423	JR ENTERPRISES, INC.			202	104,753		12,569	750.00					
2017	2017-0006423	JR ENTERPRISES, INC.			202	103,401		12,407	740.00					
2016	2016-0006423	JR ENTERPRISES, INC.			202	103,401		12,033	718.00					
2015	2015-0006423	JR ENTERPRISES, INC.			202	96,941		11,460	684.00					
2014	2014-0006423	JR ENTERPRISES, INC.			202	107,739		10,914	651.00					
2013	2013-0006423	JR ENTERPRISES, INC.			202	141,505		10,207	609.00					



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 17729</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 22,161.00 x .80 = 17,729</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 17,729</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 4,468</p> <p>Total Base Value 380,271</p> <p>Modifier Value 72,684</p> <p>Misc Improvements</p> <p>Replacement Cost New 452,955</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 90,591</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 90,591</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 8,209</p> <p>Total Improvement Value 98,800</p> <p>Land Value 17,729</p> <p>Cost Approach Value 116,529 26.08/SqFt</p>	<p>Image Information</p> <p>Image ID 25568</p> <p>Image Date 3/13/2023</p> <p>Name 004.JPG</p> <p>Description GAS PUMPS</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 8,209</p> <p>Land Value 17,729</p> <p>Total Appraised Value 116,529 26.08/SqFt</p>



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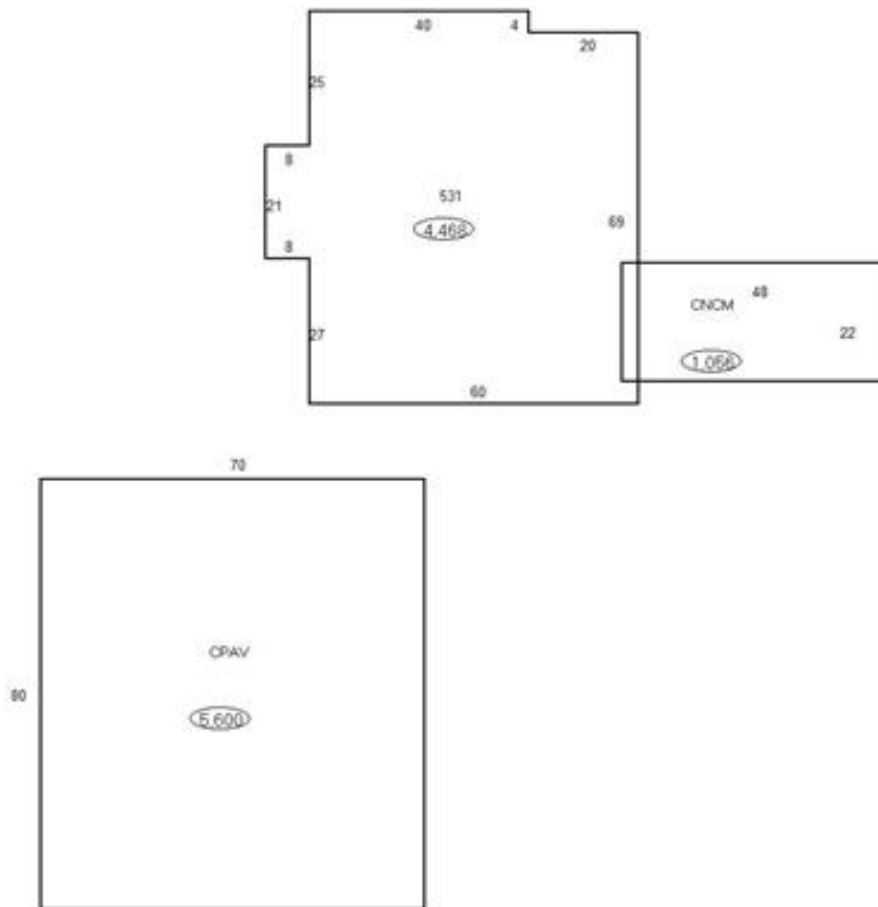
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Sketch Image

300006423



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PACN		20	CPAV	5,600	1.000	5,600
2	C	531		20	531	4,468	1.000	4,468
3	O	CNCM		20	CNCM	1,056	1.000	1,056
Total Building Area						4,468		4,468



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Account 300006423
Parcel ID 2080-00-001-003-0-002-00
Cadastral ID 2080-001-003-00-0-002-00

Tax Area Code 202
Property Class UC
Owners Name MAGGIE'S MINI MART, LLC

Building Data

Building ID 423
Building Sequence 1
Occupancy 1 531 Mini-Mart Convenience Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,468
Average Perimeter 282
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1985
Effective Age 49
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
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 53.30
Wall Cost 21.68
HVAC Cost 10.13
Basement Cost 0.00
Total Base Cost 85.11
Total Area 4,468
Base RCN 380,271
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value 72,684
Total Replacement Cost 452,955
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (362,364)
Total RCNLD 90,591
Lump Sums
Total Building Value 90,591 \$ 20.28 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	External Air Service	Air Service	1	Post Count	2,934
	Fuel Dispenser (Double)	Count	2		16,396
	Fuel Tanks	Gallons	12600		19,530
	Fuel Tanks	Gallons	12600		19,530
	Fuel Dispenser (Double)	Count	1		8,198
	Fuel Dispenser (Single)	Count	1		6,096
Total Modifier Value					72,684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	50x80x0			4,000
	Qual 3	Cond 3	Year 1985	Eff Age 41		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.77 x 4,000)			15,080	12,064	3,016
	CNCM	Canopy - Commercial	48x22x12		Formed Metal	1,056
	Qual 3	Cond 3	Year 1985	Eff Age 41		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (24.59 x 1,056)			25,967	20,774	5,193
Total Site Improvement Value						8,209