



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 300006428 Parcel ID 2080-00-001-008-0-001-00 Cadastral ID 2080-001-008-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 24954 OHAIR, GARY P & RHONDA K. OHAIR 905 S BROADWAY AVE LAVERNE OK 73848- | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 00905 S BROADWAY Subdivision KIRKHART ADDN Lot/Block 0008 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.68438527 -99.92289081 | | | | | Building Permits | | | | | | | | | | | | | | |
| KIRKHART ADD BLOCK 1 LOT 8 LESS TRACT BOOK 765 PAGE 818 | | | | | <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 | | | | | | | | | | |
| | | | | | 765/818 | OHAIR MOTOR INC. | 02/24/2022 | 0 | 04 | | | | | | | | | | |
| | | | | | 512/617 | MORRIS, JOHN D. & ETUX | 02/26/1996 | 6,000 | MU | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | | | | | | | | | | |
| Remove Cap | | | Land Value | 19,110 | 19,110 | 12% | Assessed | 2,336 | 156.96 | | | | | | | | | | |
| Year Frozen | | | Improvements | 359 | 359 | | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 19,469 | 19,469 | 2,336 | Total Taxable | 2,336 | 157.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-300006428 | OHAIR, GARY P & | | | 202 | 19,469 | 0 | 2,336 | 157.00 | | | | | | | | | | |
| 2024 | 2024-300006428 | OHAIR, GARY P & | | | 202 | 19,431 | 0 | 2,332 | 155.00 | | | | | | | | | | |
| 2023 | 2023-300006428 | OHAIR, GARY P & | | | 202 | 20,244 | 0 | 2,394 | 161.00 | | | | | | | | | | |
| 2022 | 2022-300006428 | OHAIR, GARY P & | | | 202 | 20,244 | 0 | 2,280 | 154.00 | | | | | | | | | | |
| 2021 | 2021-300006428 | OHAIR MOTOR INC. | | | 202 | 20,244 | 0 | 2,171 | 150.00 | | | | | | | | | | |
| 2020 | 2020-300006428 | OHAIR MOTOR INC. | | | 202 | 20,244 | 0 | 2,068 | 140.00 | | | | | | | | | | |
| 2019 | 2019-0006428 | OHAIR MOTOR INC. | | | 202 | 20,280 | | 1,970 | 118.00 | | | | | | | | | | |
| 2018 | 2018-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,876 | 112.00 | | | | | | | | | | |
| 2017 | 2017-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,787 | 107.00 | | | | | | | | | | |
| 2016 | 2016-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,702 | 102.00 | | | | | | | | | | |
| 2015 | 2015-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,621 | 97.00 | | | | | | | | | | |
| 2014 | 2014-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,544 | 92.00 | | | | | | | | | | |
| 2013 | 2013-0006428 | OHAIR MOTOR INC. | | | 202 | 22,669 | | 1,471 | 88.00 | | | | | | | | | | |



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| Lot Data | Primary Image | |
|--|--|--|
| <p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 19110</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 10 LAVERNE ORIG\MULTI</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 47,775.00 x .40 = 19,110</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 19,110</p> | | |
| Cost Approach | | |
| <p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 360</p> <p>Total Improvement Value 360</p> <p>Land Value 19,110</p> <p>Cost Approach Value 19,470</p> | <p>Image ID 25574</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description LOT ONLY</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</p> | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 360</p> <p>Land Value 19,110</p> <p>Total Appraised Value 19,470</p> | |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------------|--------|-----------------------|------------|------------------------------|---------|--------------|
| | PACN | Paving - Concrete | 18x24x0 | | | 432 |
| | Qual 3 | Cond 3 | Year 1970 | Eff Age 56 | | |
| | | | 0 | | | |
| Valuation Summary | | Modifier Total | RCN | Depr (% Phys/ % Func) | | RCNLD |
| Base Cost (4.17 x 432) | | | 1,801 | 1,441 | | 360 |
| Total Site Improvement Value | | | | | | 360 |