



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	300006430				<p>2080-00-001-009-0-001-00 03/10/23</p>																													
Parcel ID	2080-00-001-009-0-001-00																																	
Cadastral ID	2080-001-009-00-0-001-00																																	
Property Type	REAL - Real Property																																	
Property Class	UC	VI Area 1																																
Tax Area	202 - 1T-LAVERNE-C																																	
Name ID	25889																																	
WAY OUT WEST TAG, LLC																																		
911 S. BROADWAY AVE LAVERNE OK 73848-																																		
Parcel Location																																		
Situs	00911 S BROADWAY																																	
Subdivision	KIRKHART ADDN																																	
Lot/Block	0009 / 0001	Parcel Size 1 - Lots																																
Sec/Twn/Rng	/ / /																																	
Neighborhood	200100 - LAVERNE ORIG\MULTI																																	
School District	1-LAVERN - 1-LAVERNE																																	
Legal Description Lat/Long: 36.70004060 -99.89902267																																		
KIRKHART ADD BLOCK 1 LOT 9 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																									
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Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax																										
Remove Cap	2023	Land Value	9,000	9,000	12%	1,080	Assessed	3,079	206.88																									
Year Frozen		Improvements	16,662	16,662		1,999	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	25,662	25,662		3,079	Total Taxable	3,079	207.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-300006430	MAGGIE'S MINI MART, LLC	202	25,662	0	2,950	198.00																											
2024	2024-300006430	MAGGIE'S MINI MART, LLC	202	25,578	0	2,810	187.00																											
2023	2023-300006430	MAGGIE'S MINI MART, LLC	202	22,299	0	2,676	180.00																											
2022	2022-300006430	MAGGIE'S MINI MART, LLC	202	22,299	0	2,676	181.00																											
2021	2021-300006430	JR ENTERPRISES, INC.	202	22,299	0	2,676	185.00																											
2020	2020-300006430	JR ENTERPRISES, INC.	202	22,299	0	2,676	181.00																											
2019	2019-0006430	JR ENTERPRISES, INC.	202	22,299		2,676	160.00																											
2018	2018-0006430	JR ENTERPRISES, INC.	202	22,299		2,676	160.00																											
2017	2017-0006430	JR ENTERPRISES, INC.	202	21,937		2,632	157.00																											
2016	2016-0006430	JR ENTERPRISES, INC.	202	21,937		2,632	157.00																											
2015	2015-0006430	JR ENTERPRISES, INC.	202	25,000		3,000	179.00																											
2014	2014-0006430	JR ENTERPRISES, INC.	202	25,000		3,000	179.00																											
2013	2013-0006430	JR ENTERPRISES, INC.	202	42,006		5,041	301.00																											



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Lot Data	Primary Image	
<p>Lot Size 75 x 150</p> <p>Lot Count</p> <p>Units Buildable 9000</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 11,250.00 x .80 = 9,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,000</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 572</p> <p>Total Base Value 67,507</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 67,507</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 13,501</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 13,501</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 13,501</p> <p>Land Value 9,000</p> <p>Cost Approach Value 22,501 39.34/SqFt</p>	<p>Image ID 25578</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description BUILDING</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</p> <p>Land Value 9,000</p> <p>Total Appraised Value 22,501 39.34/SqFt</p>	



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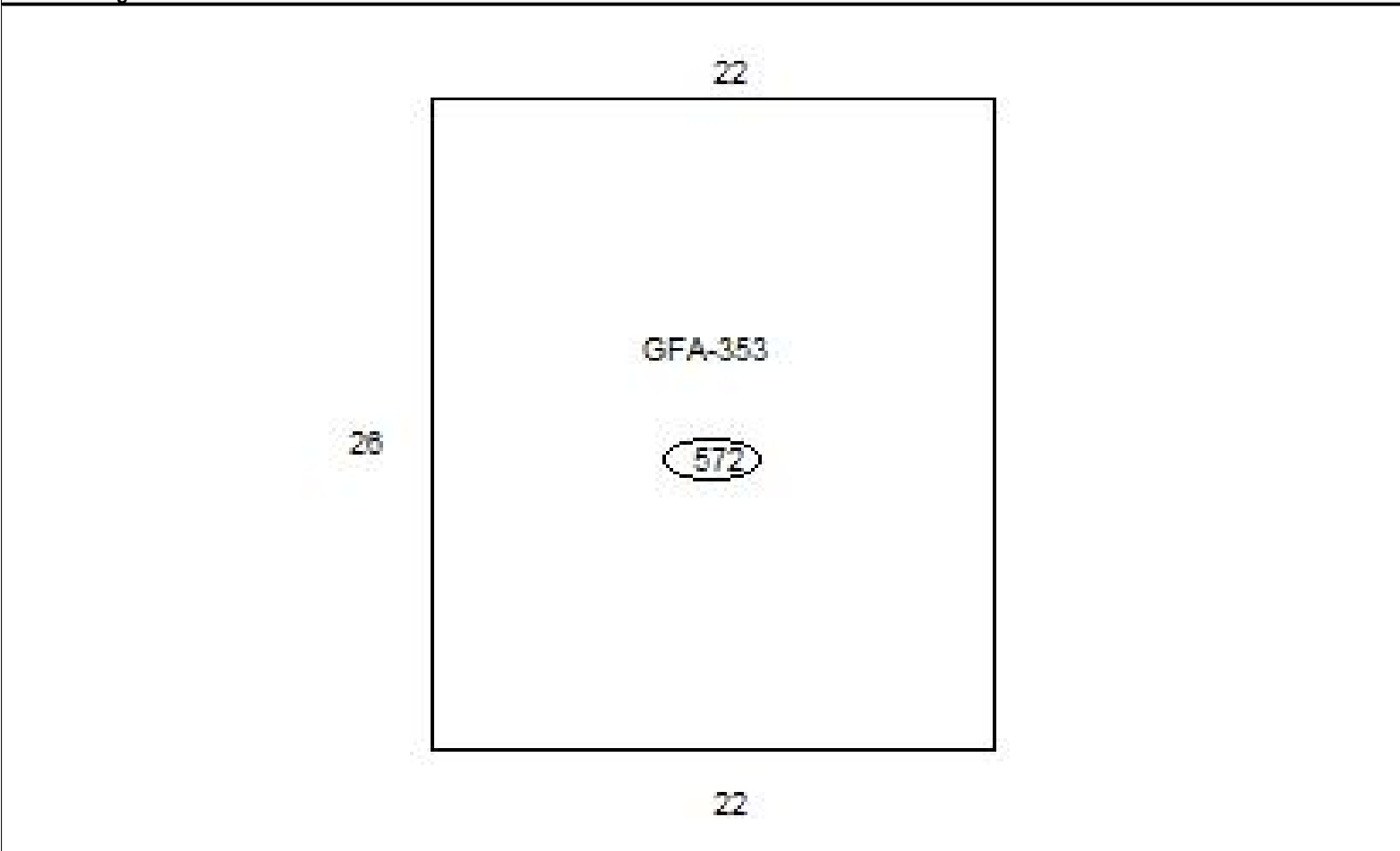
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Sketch Image

300006430



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	GFA-353	572	1.000	572
Total Building Area						572		572



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Account 300006430
Parcel ID 2080-00-001-009-0-001-00
Cadastral ID 2080-001-009-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name WAY OUT WEST TAG, LLC

Building Data

Building ID 200
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 572
Average Perimeter 96
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1965
Effective Age 73
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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 48.72
Wall Cost 59.17
HVAC Cost 10.13
Basement Cost 0.00
Total Base Cost 118.02
Total Area 572
Base RCN 67,507
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 67,507
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (54,006)
Total RCNLD 13,501
Lump Sums
Total Building Value 13,501 \$ 23.60 Per SqFt