



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 300006431 Parcel ID 2090-00-001-001-0-001-00 Cadastral ID 2090-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15402 CATACAMI APARTMENTS, LLC % RODNEY ALAN HICKMON 107 DEER CREEK RD EDMOND OK 73102-																																																						
Parcel Location Situs 00510 S TEXAS Subdivision ZOLDOSKE ADDN Lot/Block 0001 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERNE - 1-LAVERNE																																																						
Legal Description Lat/Long: 36.70859791 -99.89354097					Building Permits APARTMENT COMPLEX 3/13/2023																																																	
ZOLDOSKE ADD BLOCK 1 LOTS 1-2-3					<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																																													
					695/528	WISDOM, JACK	02/03/2014	82,500	21																																													
					531/321	ARMOUR, G.W., ETUX	12/30/1997	50,000	PQ																																													
					/	CATACAMI APARTMENTS, LLC																																																
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 65,261</td> <td>60,885</td> <td>12%</td> <td>7,306</td> <td>Assessed</td> <td>16,931</td> <td>1,137.59</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 84,389</td> <td>80,212</td> <td> </td> <td>9,625</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 149,650</td> <td>141,097</td> <td> </td> <td>16,931</td> <td>Total Taxable</td> <td>16,931</td> <td>1,138.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 65,261	60,885	12%	7,306	Assessed	16,931	1,137.59	Year Frozen		Improvements 84,389	80,212		9,625	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 149,650	141,097		16,931	Total Taxable	16,931	1,138.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006431	CATACAMI APARTMENTS, LLC	202	149,650	0	16,125	1,083.00																																															
2024	2024-300006431	CATACAMI APARTMENTS, LLC	202	155,635	0	15,358	1,021.00																																															
2023	2023-300006431	CATACAMI APARTMENTS, LLC	202	149,869	0	14,627	982.00																																															
2022	2022-300006431	CATACAMI APARTMENTS, LLC	202	149,869	0	13,930	943.00																																															
2021	2021-300006431	CATACAMI APARTMENTS, LLC	202	149,869	0	13,267	916.00																																															
2020	2020-300006431	CATACAMI APARTMENTS, LLC	202	149,869	0	12,635	856.00																																															
2019	2019-0006431	CATACAMI APARTMENTS, LLC	202	150,247		12,034	718.00																																															
2018	2018-0006431	CATACAMI APARTMENTS, LLC	202	150,247		11,460	684.00																																															
2017	2017-0006431	CATACAMI APARTMENTS, LLC	202	159,083		10,914	651.00																																															
2016	2016-0006431	CATACAMI APARTMENTS, LLC	202	159,083		10,394	620.00																																															
2015	2015-0006431	HICKMON, RODNEY	202	82,500		9,900	591.00																																															
2014	2014-0006431	HICKMON, RODNEY	202	151,897		5,313	317.00																																															
2013	2013-0006431	WISDOM, JACK	202	160,571		5,059	302.00																																															



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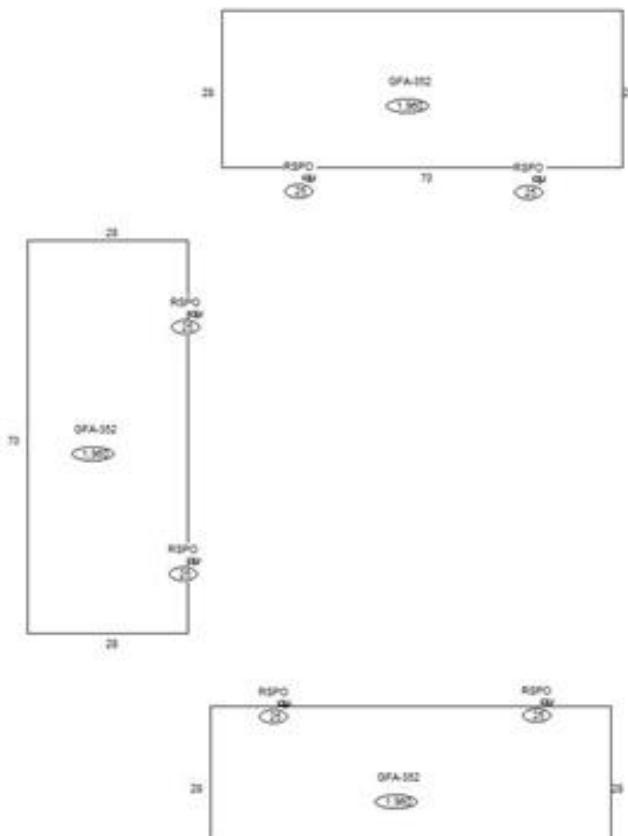
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 65261</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 81,576.00 x .80 = 65,261</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 65,261</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025</p> <p>Total Building Area 5,880</p> <p>Total Base Value 398,958</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 398,958</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 79,792</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 79,792</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 3,461</p> <p>Total Improvement Value 83,253</p> <p>Land Value 65,261</p> <p>Cost Approach Value 148,514 25.26/SqFt</p>	<p>Image Information</p> <p>Image ID 25580</p> <p>Image Date 3/13/2023</p> <p>Name 002.JPG</p> <p>Description APARTMENT COMPLEX</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 3,461</p> <p>Land Value 65,261</p> <p>Total Appraised Value 148,514 25.26/SqFt</p>



Sketch Image

300006431



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	GFA-352	1,960	1.000	1,960
2	C	352		20	GFA-352	1,960	1.000	1,960
3	C	352		20	GFA-352	1,960	1.000	1,960
4	O	PATO		50	RSPO	25	1.000	25
5	O	PATO		50	RSPO	25	1.000	25
6	O	PATO		50	RSPO	25	1.000	25
7	O	PATO		50	RSPO	25	1.000	25
8	O	PATO		50	RSPO	25	1.000	25
9	O	PATO		50	RSPO	25	1.000	25
Total Building Area						5,880		5,880



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Account 300006431
Parcel ID 2090-00-001-001-0-001-00
Cadastral ID 2090-001-001-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name CATACAMI APARTMENTS, LLC

Building Data

Building ID 201
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,880
Average Perimeter 588
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1962
Effective Age 90
Construction Class 1 - Residential Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 110 - Invalid ExteriorWall Code
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 57.07
Wall Cost 0.00
HVAC Cost 10.78
Basement Cost 0.00
Total Base Cost 67.85
Total Area 5,880
Base RCN 398,958
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 398,958
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (319,166)
Total RCNLD 79,792
Lump Sums
Total Building Value 79,792 \$ 13.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	70x60x0			4,200
	Qual 3	Cond 3	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.77 x 4,200)				15,834	12,667	3,167
	PATO	Raised Slab Porch - Open / STEPS	5x5x0			25
	Qual 3	Cond 3	Year 1965	Eff Age 61		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.78 x 25)				245	196	49
	PATO	Raised Slab Porch - Open	5x5x0			25
	Qual 3	Cond 3	Year 1965	Eff Age 61		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.78 x 25)				245	196	49
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	Qual 3	Cond 3	Year 1965	Eff Age 61		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.78 x 25)				245	196	49

Total Site Improvement Value 3,461