



# 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	300006448			<p>RV HOOK UPS 3/13/2023</p>						
Parcel ID	2100-00-006-003-0-001-00									
Cadastral ID	2100-006-003-00-0-001-00									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	1							
Tax Area	202 - 1T-LAVERNE-C									
Name ID	15414									
CP RENTALS, LLC										
PO BOX 331 LAVERNE OK 73848-0000										
Parcel Location										
Situs	01018 S BROADWAY									
Subdivision	LOVE ADDN									
Lot/Block	0003 / 0006	Parcel Size	2 - Lots							
Sec/Twn/Rng	/ / /									
Neighborhood	200100 - LAVERNE ORIG\MULTI									
School District	1-LAVERN - 1-LAVERNE									
Legal Description Lat/Long: 36.70287864 -99.89574598				Building Permits						
LOVES ADD BLOCK 6 LOTS 3-4				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					750/266	MELVIN PRICE	01/27/2020	37,500	21	
					707/573	LITTLE ELM CAMPGROUND, LL	03/31/2015	26,247	MQ	
					687/601	MULBERRY, BILLY RAY (TRUST	12/05/2012	37,000	MQ	
					579/266	LOVE, JOHNNY	12/11/2002	1,000	U	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2021	Land Value	17,086	17,086	12%	2,050	Assessed	2,315	155.54	
Year Frozen		Improvements	2,208	2,208		265	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	19,294	19,294		2,315	Total Taxable	2,315	156.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-300006448	CP RENTALS, LLC	202	19,294	0	2,260	152.00			
2024	2024-300006448	CP RENTALS, LLC	202	19,424	0	2,152	143.00			
2023	2023-300006448	CP RENTALS, LLC	202	17,086	0	2,050	138.00			
2022	2022-300006448	CP RENTALS, LLC	202	17,086	0	2,050	139.00			
2021	2021-300006448	CP RENTALS, LLC	202	17,086	0	2,050	142.00			
2020	2020-300006448	CP RENTALS, LLC	202	17,086	0	2,050	139.00			
2019	2019-0006448	LITTLE ELM RV PARK, LLC	202	17,086		721	43.00			
2018	2018-0006448	LITTLE ELM RV PARK, LLC	202	17,086		687	41.00			
2017	2017-0006448	LITTLE ELM RV PARK, LLC	202	19,221		654	39.00			
2016	2016-0006448	LITTLE ELM RV PARK, LLC	202	19,221		623	37.00			
2015	2015-0006448	LITTLE ELM RV PARK, LLC	202	19,221		593	35.00			
2014	2014-0006448	LITTLE ELM CAMPGROUND, LLC	202	19,221		565	34.00			
2013	2013-0006448	LITTLE ELM CAMPGROUND, LLC	202	9,611		538	32.00			



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 17086</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 21,357.00 x .80 = 17,086</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 17,086</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 2,046</p> <p>Total Improvement Value 2,046</p> <p>Land Value 17,086</p> <p>Cost Approach Value 19,132</p>	<p>Image ID 25610</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description RV HOOK UPS</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 2,046</p> <p>Land Value 17,086</p> <p>Total Appraised Value 19,132</p>	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	Utility Hookup - RV X 4	0x0x0	Dirt		1
	Qual 3	Cond 3	Year 2018	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3,247.00 x 1)		3,247	1,201	2,046
<b>Total Site Improvement Value</b>						<b>2,046</b>