



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:22:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006463 Parcel ID 2110-00-001-001-0-001-00 Cadastral ID 2110-001-001-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15424 WARD, ALFRED D. AND PATSY A. WARD 402 SW MISSOURI AVE LAVERNE OK 73848-2011 Parcel Location Situs 00615 S OKLAHOMA Subdivision MOREY ADDN--LAVERNE Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2110-00-001-001-0-001-00 03/10/23</p>																																																																																																																				
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Lot Data	Primary Image	
<p>Lot Size 70 x 174.15</p> <p>Lot Count</p> <p>Units Buildable 9752</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 12,190.50 x .80 = 9,752</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 9,752</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,000</p> <p>Total Base Value 205,410</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 205,410</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 135,571</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 135,571</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 135,571</p> <p>Land Value 9,752</p> <p>Cost Approach Value 145,323 48.44/SqFt</p>	<p>Image ID 25640</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description STORAGE UNITS</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 9,752</p> <p>Total Appraised Value 145,323 48.44/SqFt</p>	



Harper

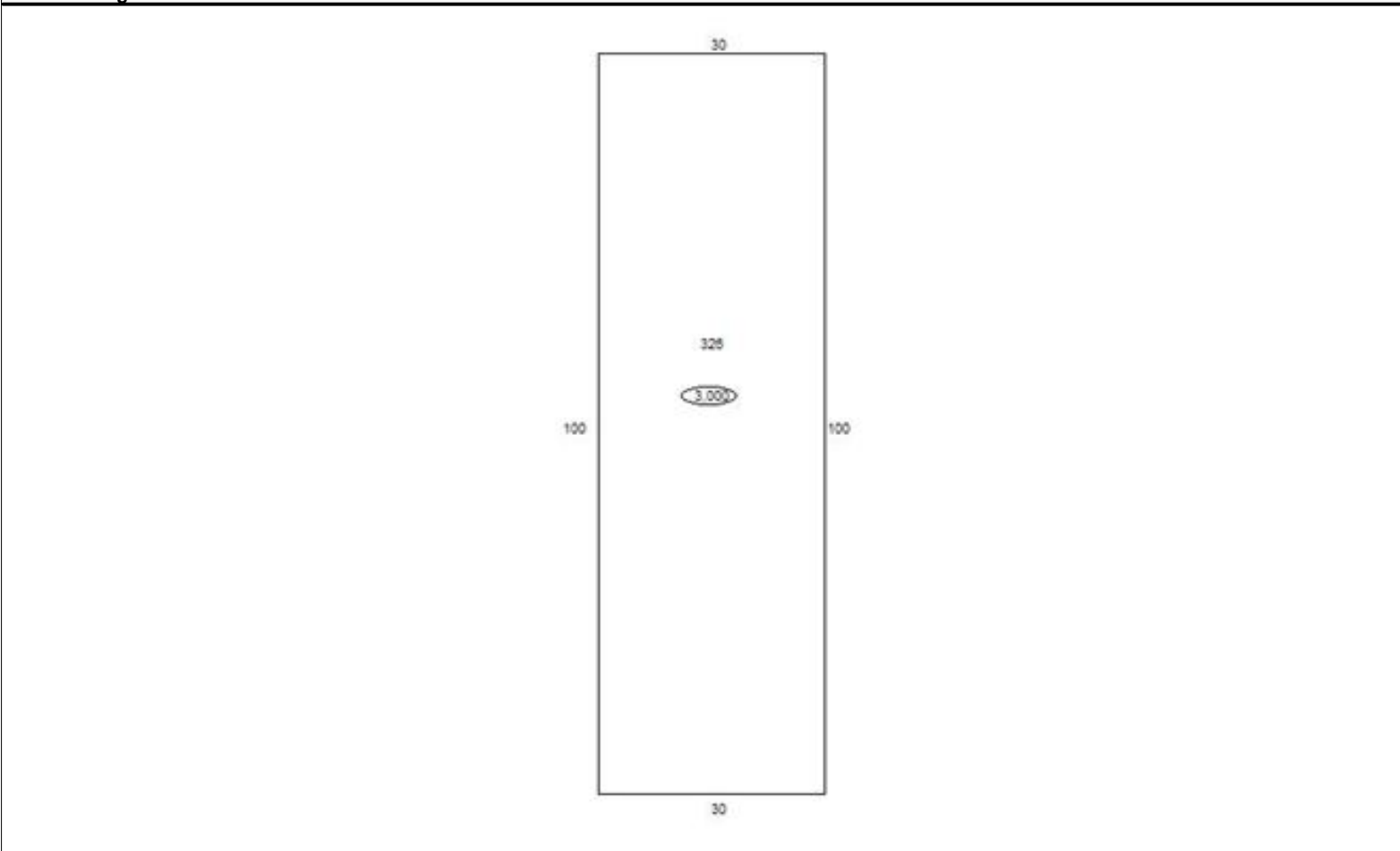
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Sketch Image

300006463



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		20	326	3,000	1.000	3,000
Total Building Area						3,000		3,000



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Account 300006463
Parcel ID 2110-00-001-001-0-001-00
Cadastral ID 2110-001-001-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name WARD, ALFRED D. AND

Building Data

Building ID 206
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2008
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
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 40.28
Wall Cost 28.19
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 68.47
Total Area 3,000
Base RCN 205,410
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 205,410
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (69,839)
Total RCNLD 135,571
Lump Sums
Total Building Value 135,571 \$ 45.19 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
0	None	Percent	50%		

Total Modifier Value