




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	300006465				 <p style="text-align: right; font-size: small;">2110-00-001-003-0-001-00 03/10/23</p>									
Parcel ID	2110-00-001-003-0-001-00													
Cadastral ID	2110-001-003-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15006													
MULBERY, TRACY L.														
PO BOX 1161 LAVERNE OK 73848-0000														
Parcel Location														
Situs	SE SEVENTH													
Subdivision	MOREY ADDN--LAVERNE													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
BUILDING 3/13/2023														
Legal Description Lat/Long: 36.69944065 -99.90822443														
Building Permits														
MOREYS ADD BLOCK 1 LOT 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					
					640/19	CITY NATIONAL BANK & TRUS	06/25/2008	32,000	03					
					565/601	POWELL, JACK W. ETAL	06/16/2001	36,000	Q					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2020	Land Value	12,184	12,184	12%	1,462	Assessed	6,152	413.35					
Year Frozen		Improvements	39,085	39,085		4,690	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	51,269	51,269		6,152	Total Taxable	6,152	413.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006465	MULBERY, TRACY L.	202	51,269	0	6,152	413.00							
2024	2024-300006465	MULBERY, TRACY L.	202	54,963	0	6,595	439.00							
2023	2023-300006465	MULBERY, TRACY L.	202	53,413	0	6,409	430.00							
2022	2022-300006465	MULBERY, TRACY L.	202	53,413	0	6,409	434.00							
2021	2021-300006465	MULBERY, TRACY L.	202	53,413	0	6,409	442.00							
2020	2020-300006465	MULBERY, TRACY L.	202	53,413	0	6,409	434.00							
2019	2019-0006465	MULBERY, TRACY L.	202	54,397		6,383	381.00							
2018	2018-0006465	MULBERY, TRACY L.	202	57,120		6,079	363.00							
2017	2017-0006465	MULBERY, TRACY L.	202	51,715		5,789	345.00							
2016	2016-0006465	MULBERY, TRACY L.	202	54,882		5,513	329.00							
2015	2015-0006465	MULBERY, TRACY L.	202	53,827		5,251	313.00							
2014	2014-0006465	MULBERY, TRACY L.	202	56,692		5,001	298.00							
2013	2013-0006465	MULBERY, TRACY L.	202	78,356		4,762	284.00							

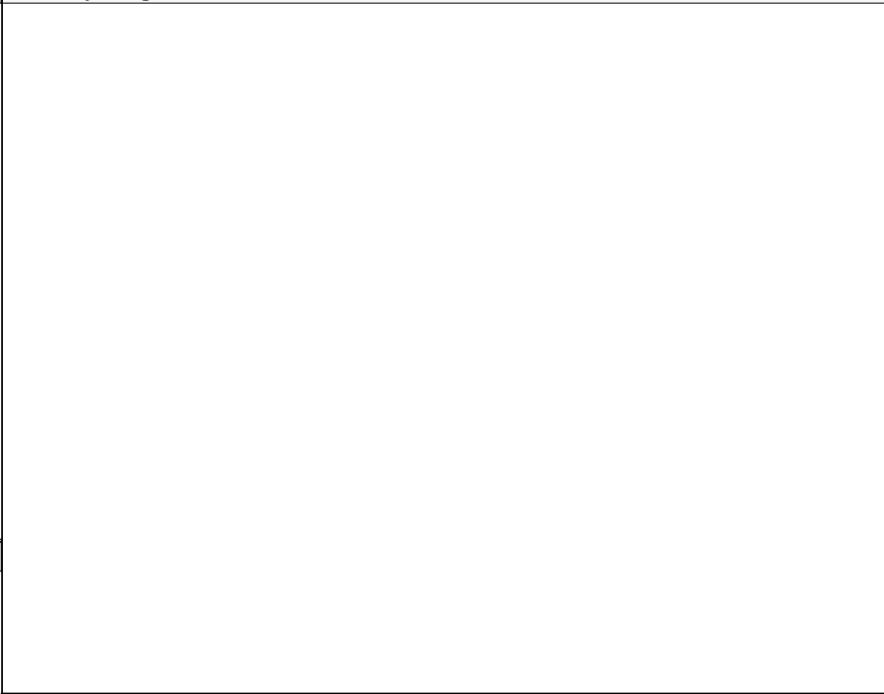


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Lot Data	Primary Image
<p>Lot Size 0 x 0 Lot Count Units Buildable 12184 Non-Ag Acres Topography Street Access Utilities Amenities</p> <p>Value Model 13 LAVERNE COMM Value Method Square-Foot</p> <p>Base Lot Value 15,230.00 x .80 = 12,184 Factor Value 0 Adjustments Lot Value 12,184</p>	
<p>Cost Approach</p>	
<p>Manual Date 07/2025 Total Building Area 930 Total Base Value 139,612 Modifier Value Misc Improvements Replacement Cost New 139,612 Phys/Func Depreciation Loss () RCN Less Phys/Func 33,507 Economic Depreciation RCNLD (All Sources) 33,507 Depreciated Improvements Outbuilding Value 1,383 Total Improvement Value 34,890 Land Value 12,184 Cost Approach Value 47,074 50.62/SqFt</p>	<p>Image Information</p> <p>Image ID 25643 Image Date 3/13/2023 Name 001.JPG Description BUILDING</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 1,383 Land Value 12,184 Total Appraised Value 47,074 50.62/SqFt</p>



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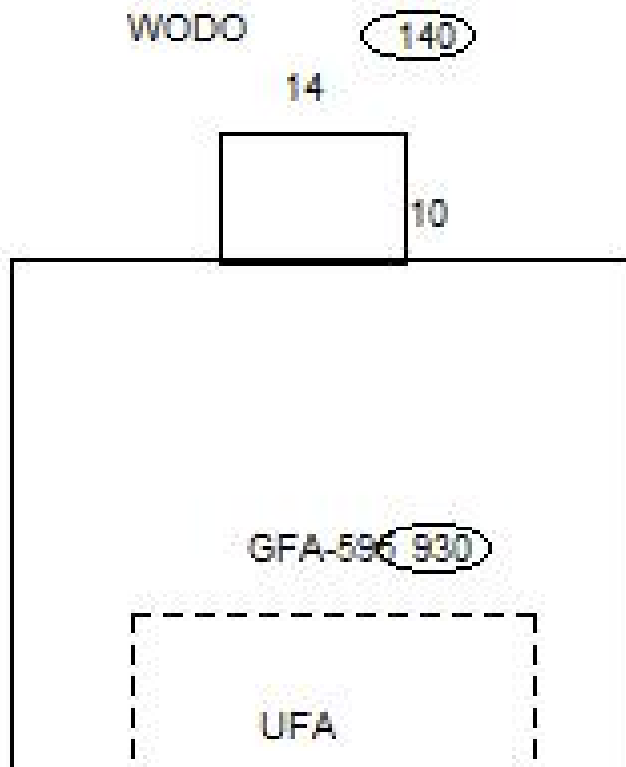
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	595		20	GFA-595	930	1.000	930
2	U	^UL		20	UFA	240	1.000	240
3	O	WODO		30	WODO	140	1.000	140
Total Building Area						930		930



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Account 300006465
Parcel ID 2110-00-001-003-0-001-00
Cadastral ID 2110-001-003-00-0-001-00

Tax Area Code 202
Property Class UC
Owners Name MULBERRY, TRACY L.

Building Data

Building ID 208
Building Sequence 1
Occupancy 1 595 Hotel, Limited Service 100%
Occupancy 2
Occupancy 3
Total Floor Area 930
Average Perimeter 61
Number Of Storys 2.00
Average Wall Ht 10.00
Year Built 1980
Effective Age 42
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.75 - Average
Condition 3 - Average
Exterior Wall 110 - Single Wall-Boards on Wood
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Shake

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 109.43
Wall Cost 26.86
HVAC Cost 13.83
Basement Cost 0.00
Total Base Cost 150.12
Total Area 930
Base RCN 139,612
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 139,612
Physical Depreciation 76%
Functional Depreciation
Total Depreciation 76% (106,105)
Total RCNLD 33,507
Lump Sums
Total Building Value 33,507 \$ 36.03 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
<p>2110-00-001-003-0-001-00</p> <p>08/27/2019 10:22</p>	WODO	Wood Deck - Open	14x10x0			140	
	Qual 3	Cond 3	Year 2008	Eff Age 18			
		0					
		Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (21.36 x 140)			2,990	1,854	1,136
	PACN	Paving - Concrete	86x3x0			258	
	Qual 3	Cond 3	Year 1990	Eff Age 36			
		Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.79 x 258)			1,236	989	247
Total Site Improvement Value						1,383	