



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:22:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006466 Parcel ID 2110-00-001-004-0-001-00 Cadastral ID 2110-001-004-00-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15006 MULBERRY, TRACY L. PO BOX 1161 LAVERNE OK 73848-0000 Parcel Location Situs 00617 S OKLAHOMA Subdivision MOREY ADDN--LAVERNE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																																																																																																																									
Legal Description Lat/Long: 36.70056469 -99.90822548 MOREYS ADD BLOCK 1 LOT 4																																																																																																																									
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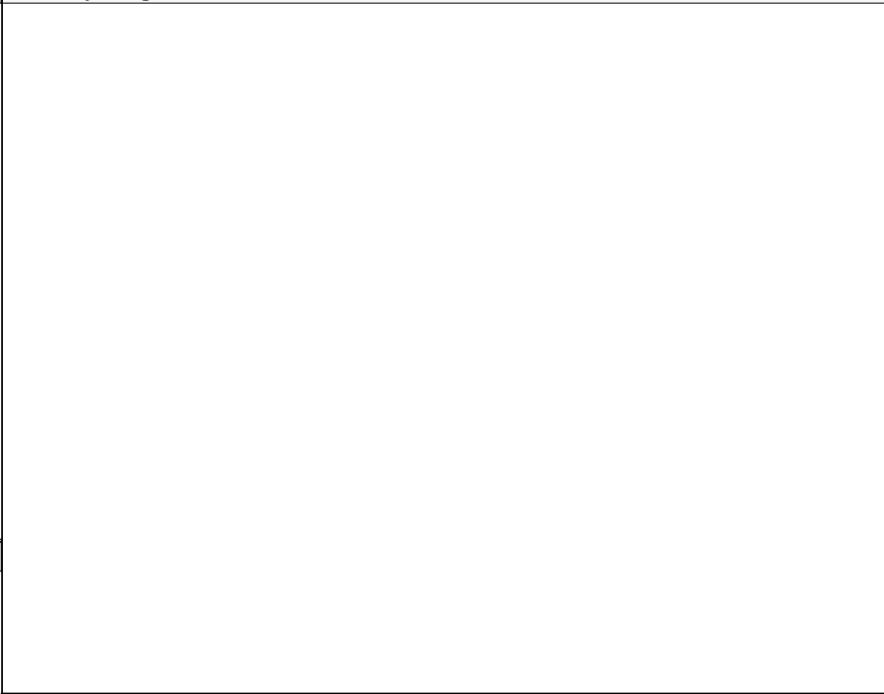


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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 11862</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 14,828.00 x .80 = 11,862</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 11,862</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 3,000</p> <p>Total Base Value 183,240</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 183,240</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 120,938</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 120,938</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 120,938</p> <p>Land Value 11,862</p> <p>Cost Approach Value 132,800 44.27/SqFt</p>	<p>Image ID 25644</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 11,862</p> <p>Total Appraised Value 132,800 44.27/SqFt</p>	



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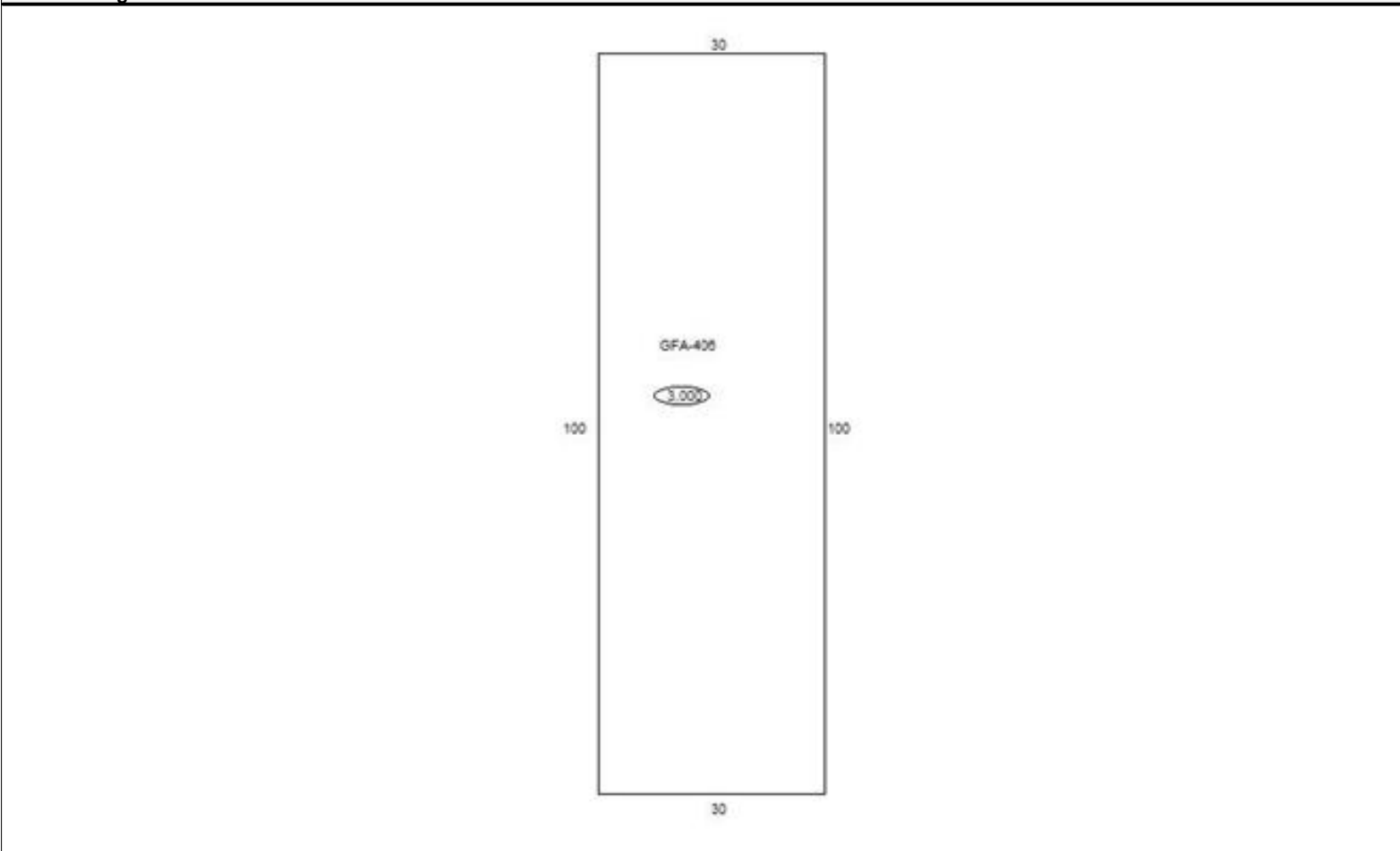
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Sketch Image

300006466



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	GFA-406	3,000	1.000	3,000
Total Building Area						3,000		3,000



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Parcel ID 2110-00-001-004-0-001-00
Cadastral ID 2110-001-004-00-0-001-00

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

Building Data

Building ID 209
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 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 38.13
Wall Cost 22.95
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 61.08
Total Area 3,000
Base RCN 183,240
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 183,240
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (62,302)
Total RCNLD 120,938
Lump Sums
Total Building Value 120,938 \$ 40.31 Per SqFt