



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:23:15  
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Assessment Data					Primary Image									
Account	300006506													
Parcel ID	2140-00-003-001-0-001-00													
Cadastral ID	2140-003-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	E	VI Area	3											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	13087													
INDEPENDENT SCHOOL DIST #1														
P O BOX 40 LAVERNE OK 73848-0000														
<b>Parcel Location</b>														
Situs	00604 COOK AVE.													
Subdivision	SHUMAN'S 1ST ADDN													
Lot/Block	0001 / 0003	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200200 - SHUMANS\PARKWEID													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.60740692 -99.36678918														
<b>SHUMANS ADD BLOCK 3 LOTS TRACT EAST OF BLOCK 1 &amp; 2</b>														
<b>Building Permits</b>														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	112,466	0	12%	0	Assessed	0	0.00					
Year Frozen		Improvements	25,228	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	137,694	0		0	Total Taxable	0	0.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006506	INDEPENDENT SCHOOL DIST #1	202	137,694	0		.00							
2024	2024-300006506	INDEPENDENT SCHOOL DIST #1	202	136,744	0		.00							
2023	2023-300006506	SCHOOL DIST. #1	202	112,466	0		.00							
2022	2022-300006506	SCHOOL DIST. #1	202		0		.00							
2021	2021-300006506	SCHOOL DIST. #1	202		0		.00							
2020	2020-300006506	SCHOOL DIST. #1	202		0		.00							
2019	2019-0006506	SCHOOL DIST. #1	202				.00							
2018	2018-0006506	SCHOOL DIST. #1	202				.00							
2017	2017-0006506	SCHOOL DIST. #1	202				.00							
2016	2016-0006506	SCHOOL DIST. #1	202				.00							
2015	2015-0006506	SCHOOL DIST. #1	202				.00							
2014	2014-0006506	SCHOOL DIST. #1	202				.00							
2013	2013-0006506	SCHOOL DIST. #1	202				.00							



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Lot Data	Primary Image	
<p>Lot Size 650 x 384.5</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 11 SHUMANS\PARK\WEID</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 249,925.00 x .45 = 112,466</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 112,466</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 474</p> <p>Total Base Value 45,400</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 45,400</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 9,080</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 9,080</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 15,887</p> <p>Total Improvement Value 24,967</p> <p>Land Value 112,466</p> <p>Cost Approach Value 137,433 289.94/SqFt</p>	<p>Image ID 20657</p> <p>Image Date 7/18/2022</p> <p>Name 002.JPG</p> <p>Description YARD SHED</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 15,887</p> <p>Land Value 112,466</p> <p>Total Appraised Value 137,433 289.94/SqFt</p>	



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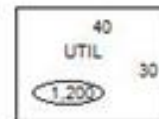
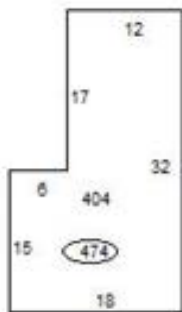
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Sketch Image

300006506



YSWD



SHDS

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	404		20	404	474	1.000	474
2	O	SHDS		50	SHDS	360	1.000	360
3	O	UTIL		50	UTIL	1,200	1.000	1,200
4	O	SHDS		50	YSWD	48	1.000	48
<b>Total Building Area</b>						474		474



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Account 300006506  
Parcel ID 2140-00-003-001-0-001-00  
Cadastral ID 2140-003-001-00-0-001-00

Tax Area Code 202  
Property Class E  
Owners Name INDEPENDENT SCHOOL DIST #1

### Building Data

Building ID 483  
Building Sequence 1  
Occupancy 1 404 Utility Building (Obsolete) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 474  
Average Perimeter 100  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2000  
Effective Age 26  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling  
Roof Type Flat  
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 3  
Zone Description VI AREA 3  
Base Cost 20.42  
Wall Cost 75.36  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 95.78  
Total Area 474  
Base RCN 45,400  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 45,400  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (36,320)  
Total RCNLD 9,080  
Lump Sums  
Total Building Value 9,080 \$ 19.16 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	DUGOUT ON FIELDS	30x12x8		Formed Metal	360		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (18.79 x 360)				6,764	4,735	2,029		
	SHDS	Yard Shed - Wood	8x6x6		Formed Metal	48		
	Qual	3	Cond	3	Year	2000	Eff Age	26
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.04 x 48)				1,490	1,043	447		
	UTIL	Utility Building	40x30x12		Formed Metal	1,200		
	Qual	3	Cond	3	Year	1995	Eff Age	31
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.61 x 1,200)				31,932	18,521	13,411		
<b>Total Site Improvement Value</b>						<b>15,887</b>		