



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image																																																		
<b>Account</b> 300006665 <b>Parcel ID</b> 2160-00-002-001-0-001-00 <b>Cadastral ID</b> 2160-002-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15582 ROMERO, EDGAR E. OR ISSAC ROMERO  P O BOX 357 LAVERNE OK 73848-3849  <b>Parcel Location</b> <b>Situs</b> 00101 LOVE ST <b>Subdivision</b> WIEDRICH ADDN <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200200 - SHUMANS\PARKWEID <b>School District</b> 1-LAVERN - 1-LAVERNE				<p>2160-00-002-001-0-001-00 03/10/23</p>																																																		
SHOP 3/13/2023																																																						
<b>Legal Description</b> Lat/Long: 36.70411141 -99.89530274				<b>Building Permits</b>																																																		
WIEDRICH ADD BLOCK 2 LOT 1 BOOK 620 PAGE 706				<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																																										
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<b>Exemptions</b>				<b>Sale History</b>																																																		
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					620/706	IRS	06/21/2006	4,000	U																																													
					476/692	EDWARD P. DUNN, ETAL	10/22/1992	10,000	PQ																																													
<b>Parcel Valuation</b>				<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td> </td> <td>Land Value 18,928</td> <td>14,733</td> <td>12%</td> <td>1,768</td> <td>Assessed</td> <td>3,117</td> <td>209.43</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 15,654</td> <td>11,239</td> <td> </td> <td>1,349</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 34,582</td> <td>25,972</td> <td> </td> <td>3,117</td> <td>Total Taxable</td> <td>3,117</td> <td>209.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value 18,928	14,733	12%	1,768	Assessed	3,117	209.43	Year Frozen		Improvements 15,654	11,239		1,349	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 34,582	25,972		3,117	Total Taxable	3,117	209.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006665	ROMERO, EDGAR E. OR	202	34,582	0	2,969	199.00																																															
2024	2024-300006665	ROMERO, EDGAR E. OR	202	35,002	0	2,828	188.00																																															
2023	2023-300006665	ROMERO, EDGAR E. OR	202	33,135	0	2,692	181.00																																															
2022	2022-300006665	ROMERO, EDGAR E. OR	202	33,135	0	2,564	174.00																																															
2021	2021-300006665	ROMERO, EDGAR E. OR	202	33,135	0	2,442	169.00																																															
2020	2020-300006665	ROMERO, EDGAR E. OR	202	33,135	0	2,326	158.00																																															
2019	2019-0006665	ROMERO, EDGAR E. OR	202	33,135		2,216	132.00																																															
2018	2018-0006665	ROMERO, EDGAR E. OR	202	33,135		2,110	126.00																																															
2017	2017-0006665	ROMERO, EDGAR E. OR	202	34,222		2,009	120.00																																															
2016	2016-0006665	ROMERO, EDGAR E. OR	202	34,222		1,914	114.00																																															
2015	2015-0006665	ROMERO, EDGAR E. OR	202	36,288		1,823	109.00																																															
2014	2014-0006665	ROMERO, EDGAR E. OR	202	36,288		1,736	104.00																																															
2013	2013-0006665	ROMERO, EDGAR E. OR	202	62,314		1,654	99.00																																															



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 18928</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 23,660.00 x .80 = 18,928</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 18,928</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,500</p> <p>Total Base Value 75,600</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 75,600</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 15,120</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 15,120</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 15,120</p> <p>Land Value 18,928</p> <p>Cost Approach Value 34,048 22.70/SqFt</p>	<p>Image ID 25646</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description SHOP</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</p> <p>Land Value 18,928</p> <p>Total Appraised Value 34,048 22.70/SqFt</p>	



Harper

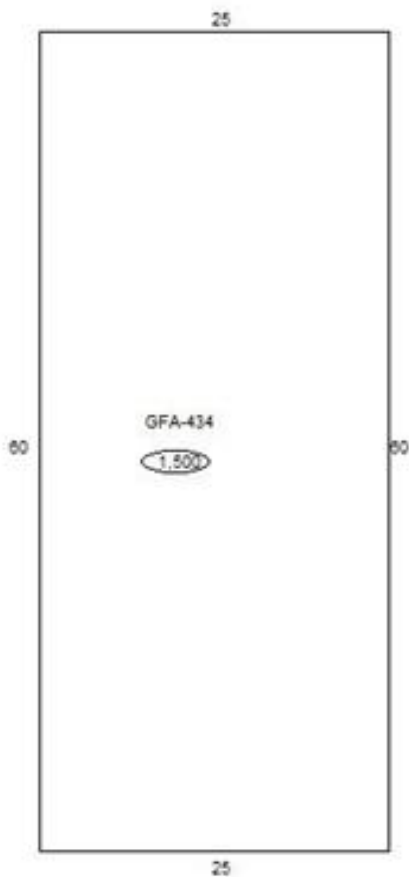
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Sketch Image

300006665



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	434		13	GFA-434	1,500	1.000	1,500
<b>Total Building Area</b>						1,500		1,500



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Account 300006665  
Parcel ID 2160-00-002-001-0-001-00  
Cadastral ID 2160-002-001-00-0-001-00

Tax Area Code 202  
Property Class UC  
Owners Name ROMERO, EDGAR E. OR

### Building Data

Building ID 210  
Building Sequence 1  
Occupancy 1 434 Car Wash - Self Serve 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,500  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 46  
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 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 1  
Zone Description VI AREA 1  
Base Cost 50.40  
Wall Cost 0.00  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 50.40  
Total Area 1,500  
Base RCN 75,600  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 75,600  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (60,480)  
Total RCNLD 15,120  
Lump Sums  
Total Building Value 15,120 \$ 10.08 Per SqFt