



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:25:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006679 <b>Parcel ID</b> 2199-21-26N-25W-0-001-00 <b>Cadastral ID</b> 2199-26N-25W-21-0-001-0 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 15590 RIGGS IRRIGATION, MUD & CHEMICAL, INC  167150 EW 18 RD LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> 00203 S OHIO <b>Subdivision</b> OUTLYING AREA--LAVERNE <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1.3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 219900 - OUTLYING AREA LAV <b>School District</b> 1-LAVERN - 1-LAVERNE					<p>2199-21-26N-25W-0-001-00 01/30/24</p> <p>YELLOW UTILITY BUILDING 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71504146 -99.89404748																																																																																																																									
<b>Legal Description</b> OUTLYING AREA TO THE TOWN OF LAVERNE TRACT IN SW 21-26-25 ADJ TO BLOCK 56 1.3 ACRES BOOK 316 PAGE 719					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 33977</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 15 OUTLYING AREA COM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 56,628.00 x .60 = 33,977</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 33,977</p>	 <p>2199-21-26N-25W-0-001-00 01/30/24</p>
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 3,200</p> <p>Total Base Value 65,344</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 65,344</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 19,603</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 19,603</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 25,464</p> <p>Total Improvement Value 45,067</p> <p>Land Value 33,977</p> <p>Cost Approach Value 79,044 24.70/SqFt</p>	<p>Image ID 28184</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description YELLOW UTILITY BUILDING</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 25,464</p> <p>Land Value 33,977</p> <p>Total Appraised Value 79,044 24.70/SqFt</p>



Harper

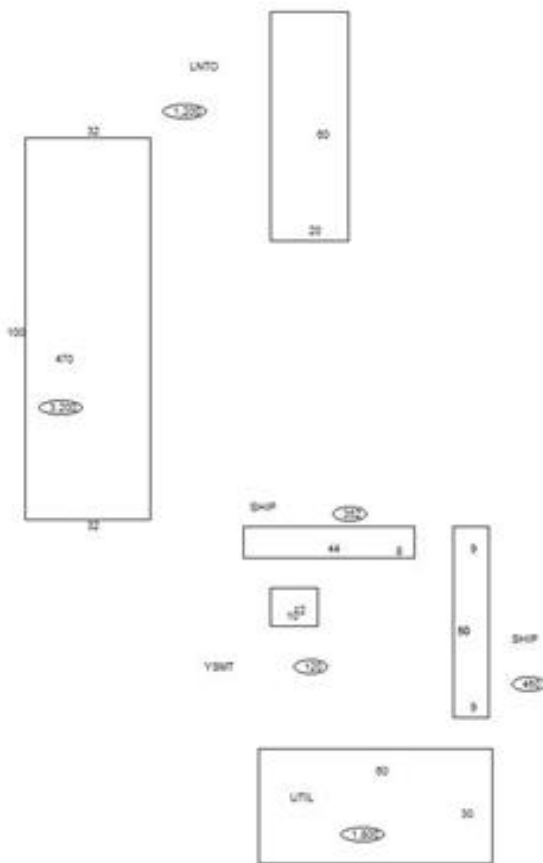
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Sketch Image

300006679



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	470		30	470	3,200	1.000	3,200
2	O	SHDS		30	YSMT	120	1.000	120
3	O	LNTD		30	LNTD	1,200	1.000	1,200
4	O	SHIP		30	SHIP	352	1.000	352
5	O	SHIP		30	SHIP	450	1.000	450
6	O	UTIL		30	UTIL	1,800	1.000	1,800
<b>Total Building Area</b>						<b>3,200</b>		<b>3,200</b>



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Account 300006679  
Parcel ID 2199-21-26N-25W-0-001-00  
Cadastral ID 2199-26N-25W-21-0-001-0

Tax Area Code 202  
Property Class UC  
Owners Name RIGGS IRRIGATION, MUD &

### Building Data

Building ID 213  
Building Sequence 1  
Occupancy 1 470 Equipment (Shop) Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,200  
Average Perimeter 264  
Number Of Storys 1.00  
Average Wall Ht 18.00  
Year Built 1957  
Effective Age 55  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Bow  
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 001.JPG  
Image Date 2/1/2024  
Image Name 001.JPG  
Description YELLOW UTILITY BUILDING

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 17.97  
Wall Cost 2.45  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 20.42  
Total Area 3,200  
Base RCN 65,344  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 65,344  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (45,741)  
Total RCNLD 19,603  
Lump Sums  
Total Building Value 19,603 \$ 6.13 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping Cont White	44x8x8	Dirt		352
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (5.31 x 352)				1,869	1,308	561
	SHIP	Shipping/Train Car Red Santa Fe	50x9x8	Dirt		450
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (5.31 x 450)				2,390	1,673	717
	UTIL	Utility Building South White	60x30x14	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (24.62 x 1,800)				44,316	22,158	22,158
	SHDS	Yard Shed - Metal	12x10x8	Concrete	Formed Metal	120
	Qual	3	Cond 4	Year 1995	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (22.95 x 120)				2,754	1,873	881
	LNTO	Lean To - Attached	60x20x8	Dirt	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>	
Base Cost (4.78 x 1,200)				5,736	4,589	1,147
<b>Total Site Improvement Value</b>						<b>25,464</b>

2199-00-001-0-001-00  
02/04/2021 6679