




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:25:56
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Assessment Data					Primary Image																																																																																																																				
Account 300006680 Parcel ID 2199-21-26N-25W-0-002-00 Cadastral ID 2199-26N-25W-21-0-002-00 Property Type REAL - Real Property Property Class UA VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15883 GOODWIN, NEAL P O BOX 188 LAVERNE OK 73848-0000 Parcel Location Situs 00205 NE SECOND ST Subdivision OUTLYING AREA--LAVERNE Lot/Block 0001 / 0001 Parcel Size 1.3 - Acres Sec/Twn/Rng / / / Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE					 <p>2199-21-26N-25W-0-002-00 01/30/24</p>																																																																																																																				
STORAGE WAREHOUSE 2/1/2024																																																																																																																									
Legal Description Lat/Long: 36.71453673 -99.89594419 OUTLYING AREA TO THE TOWN OF LAVERNE TRACT IN SE 21-26-25 1.3 ACRES BOOK 771 PAGE 688					Building Permits <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 24110</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 14 OUTLYING AREA</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 53,578.00 x .45 = 24,110</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 24,110</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 960</p> <p>Total Base Value 77,760</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 77,760</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 15,552</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 15,552</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,342</p> <p>Total Improvement Value 19,894</p> <p>Land Value 24,110</p> <p>Cost Approach Value 44,004 45.84/SqFt</p>	<p>Image ID 28193</p> <p>Image Date 2/1/2024</p> <p>Name 002.JPG</p> <p>Description STORAGE WAREHOUSE</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 4,342</p> <p>Land Value 24,110</p> <p>Total Appraised Value 44,004 45.84/SqFt</p>	



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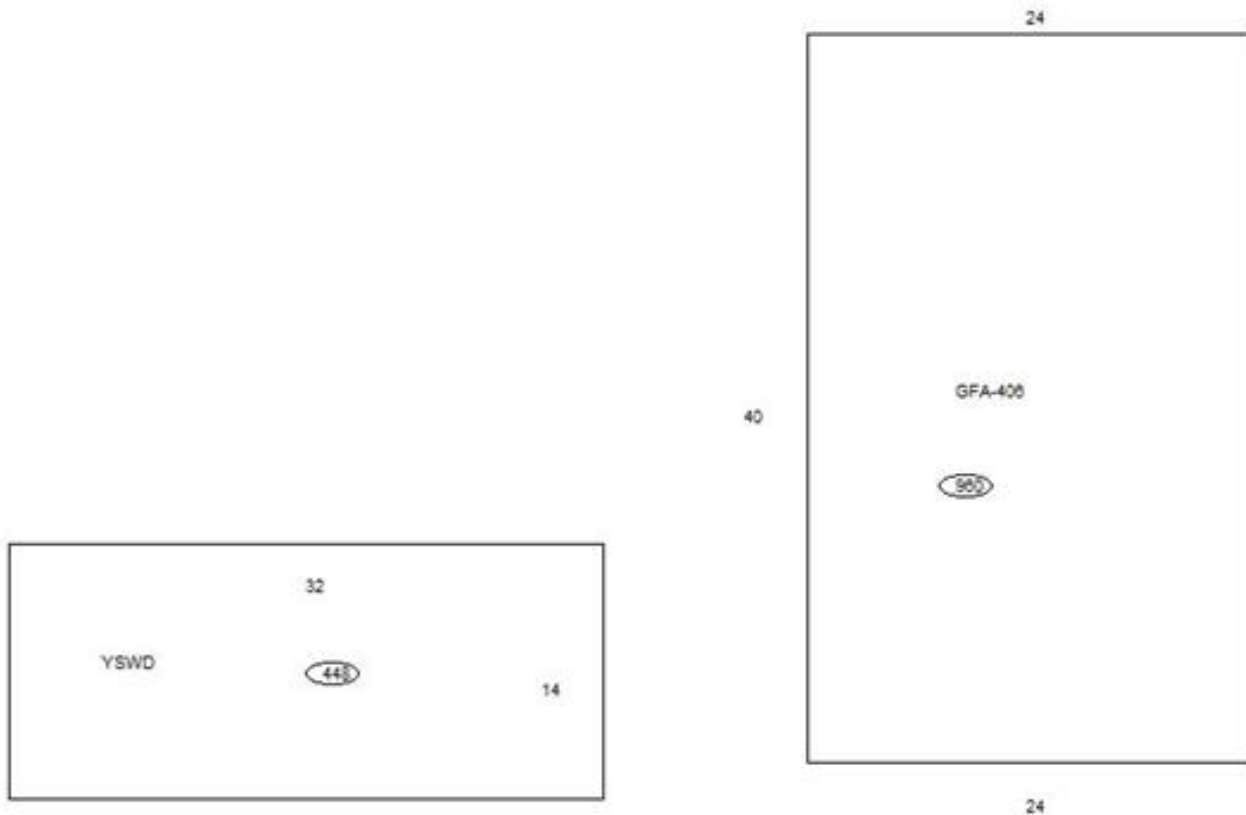
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Sketch Image

300006680



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		10	GFA-406	960	1.000	960
2	O	SHDS		10	YSWD	448	1.000	448
3	N	0		10	LOFT SHED ADDED 2020 REVAL		0.000	
Total Building Area						960		960



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Account 300006680
Parcel ID 2199-21-26N-25W-0-002-00
Cadastral ID 2199-26N-25W-21-0-002-00

Tax Area Code 202
Property Class UA
Owners Name GOODWIN, NEAL

Building Data

Building ID 214
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1940
Effective Age 103
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 117 - Single Metal, Tex Cover on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Gable
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 2
Zone Description VI AREA 2
Base Cost 37.26
Wall Cost 43.74
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 81.00
Total Area 960
Base RCN 77,760
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 77,760
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (62,208)
Total RCNLD 15,552
Lump Sums
Total Building Value 15,552 \$ 16.20 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood SIDE LOFT SHED	32x14x10	Dirt	Galvanized Metal	448
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (13.46 x 448)		6,030	1,688	4,342
Total Site Improvement Value						4,342