




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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 Time 07:25:57
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300006681 Parcel ID 2199-21-26N-25W-0-003-00 Cadastral ID 2199-26N-25W-21-0-003-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15590 RIGGS IRRIGATION, MUD & CHEMICAL, INC 167150 EW 18 RD LAVERNE OK 73848-0000 Parcel Location Situs 29029 COUNTY LINE RD Subdivision OUTLYING AREA--LAVERNE Lot/Block 0001 / 0001 Parcel Size 1.04 - Lots Sec/Twn/Rng / / / Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE					 <p>2199-21-26N-25W-0-003-00 01/30/24</p>																																																																																																																				
UTILITY BUILDING / OLD DEPOT 2/1/2024																																																																																																																									
Legal Description Lat/Long: 36.71696797 -99.89385798 OUTLYING AREA TO THE TOWN OF LAVERNE TRACT IN SW 21-26-25 ADJ TO BLOCK 56 1.048 ACRES					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 27181</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 45,302.00 x .60 = 27,181</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 27,181</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 9,875</p> <p>Total Improvement Value 9,875</p> <p>Land Value 27,181</p> <p>Cost Approach Value 37,056</p>	<p>Image Information</p> <p>Image ID 28195</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description UTILITY BUILDING / OLD DEPOT</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 9,875</p> <p>Land Value 27,181</p> <p>Total Appraised Value 37,056</p>	



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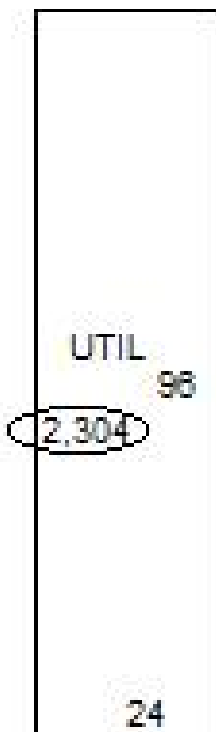
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Sketch Image

300006681



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		50	UTIL	2,304	1.000	2,304

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building OLD DEPOT	96x24x10	Plank	Composition Shingle	2,304
	Qual 3	Cond 3	Year 1920	Eff Age	106	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.43 x 2,304)		49,375	39,500	9,875
Total Site Improvement Value				9,875