



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																					
Account 300006682 Parcel ID 2199-27-26N-25W-0-001-00 Cadastral ID 2199-26N-25W-27-0-001-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 15591 HONEY BADGER INVESTMENTS, LLC C/O JONATHAN BAGGS 503 S MAIN SHATTUCK OK 73858-0000 Parcel Location Situs S KATY LINE RD Subdivision OUTLYING AREA--LAVERNE Lot/Block 0001 / 0002 Parcel Size 2.35 - Acres Sec/Twn/Rng / / / Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE																																																										
Legal Description Lat/Long: 36.71696943 -99.86400762																																																										
Building Permits					CAR WASH 2/1/2024																																																					
Legal Description Lat/Long: 36.71696943 -99.86400762 OUTLYING AREA TO THE TOWN OF LAVERNE TRACT IN NW 27-26-25 2.35 AC ABANDONED RR ANNEXED					<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																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					660/303	BAGGS, JON, ETAL	04/26/2010	39,500	04																																																	
					498/2	SPARKS, J. BEN, ETUX	07/26/1994	60,000	MU																																																	
					/	HONEY BADGER INVESTMENTS, LLC																																																				
Parcel Valuation					<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</td> <td>61,420</td> <td>61,420</td> <td>12%</td> <td>7,370</td> <td>Assessed</td> <td>13,633</td> <td>916.00</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>52,194</td> <td>52,194</td> <td> </td> <td>6,263</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>113,614</td> <td>113,614</td> <td> </td> <td>13,633</td> <td>Total Taxable</td> <td>13,633</td> <td>916.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap		Land Value	61,420	61,420	12%	7,370	Assessed	13,633	916.00	Year Frozen		Improvements	52,194	52,194		6,263	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	113,614	113,614		13,633	Total Taxable	13,633	916.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-300006682	HONEY BADGER INVESTMENTS, LLC	202	113,614	0	13,405	901.00																																																			
2024	2024-300006682	HONEY BADGER INVESTMENTS, LLC	202	111,210	0	12,768	849.00																																																			
2023	2023-300006682	HONEY BADGER INVESTMENTS, LLC	202	104,054	0	12,160	817.00																																																			
2022	2022-300006682	HONEY BADGER INVESTMENTS, LLC	202	102,676	0	11,580	784.00																																																			
2021	2021-300006682	HONEY BADGER INVESTMENTS, LLC	202	103,243	0	11,029	761.00																																																			
2020	2020-300006682	HONEY BADGER INVESTMENTS, LLC	202	98,532	0	10,504	712.00																																																			
2019	2019-0006682	HONEY BADGER INVESTMENTS, LLC	202	101,531		10,004	597.00																																																			
2018	2018-0006682	HONEY BADGER INVESTMENTS, LLC	202	104,551		9,527	569.00																																																			
2017	2017-0006682	HONEY BADGER INVESTMENTS, LLC	202	103,574		9,074	542.00																																																			
2016	2016-0006682	HARD 10 INVESTMENTS, LLC	202	106,328		8,642	516.00																																																			
2015	2015-0006682	BAGGS, JONATHAN	202	104,606		8,231	491.00																																																			
2014	2014-0006682	BAGGS, JONATHAN	202	107,125		7,838	468.00																																																			
2013	2013-0006682	BAGGS, JONATHAN	202	73,005		7,466	446.00																																																			



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Lot Data	Primary Image			
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 61420</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 102,366.00 x .60 = 61,420</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 61,420</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 1,508</p> <p>Total Base Value 230,136</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 230,136</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 46,027</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 46,027</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 5,599</p> <p>Total Improvement Value 51,626</p> <p>Land Value 61,420</p> <p>Cost Approach Value 113,046 74.96/SqFt</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 5,599</p> <p>Land Value 61,420</p> <p>Total Appraised Value 113,046 74.96/SqFt</p>			



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	434		13	GFA-434	1,508	1.000	1,508
2	O	SHDS		20	YSWD	200	1.000	200
Total Building Area						1,508		1,508



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Account 300006682
Parcel ID 2199-27-26N-25W-0-001-00
Cadastral ID 2199-26N-25W-27-0-001-00

Tax Area Code 202
Property Class UC
Owners Name HONEY BADGER INVESTMENTS, LLC

Building Data

Building ID 216
Building Sequence 1
Occupancy 1 434 Car Wash - Self Serve 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,508
Average Perimeter 168
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1983
Effective Age 45
Construction Class 4 - Reinforced Masonry Walls, Metal Joists
Quality 2.75 - Fair
Condition 2.75 - Fair
Exterior Wall 5 - Brick with Block Back-up
Heating/Cooling
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 54.79
Wall Cost 97.82
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 152.61
Total Area 1,508
Base RCN 230,136
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 230,136
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (184,109)
Total RCNLD 46,027
Lump Sums
Total Building Value 46,027 \$ 30.52 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>2199-00-002-001-0-001-00 02/04/2021 6682</p>	SHDS	Yard Shed - Wood	20x10x6	Concrete	Composition Roll	200
	Qual	3	Cond 3	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (20.62 x 200)		4,124	2,144	1,980
	PACN	Paving - Concrete	80x60x0			4,800
	Qual	3	Cond 3	Year 1983	Eff Age 43	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.77 x 4,800)		18,096	14,477	3,619
Total Site Improvement Value						5,599