



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	300006783													
Parcel ID	3010-00-00C-001-0-001-00													
Cadastral ID	3010-00C-001-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 4												
Tax Area	203 - JT-5-FS/MAY-C													
Name ID	17491													
LAVERNE FARMERS COOPERATIVE														
P O BOX 270 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00111 US 412 HWY													
Subdivision	MOREY ADDN.--MAY													
Lot/Block	0001 / 000C	Parcel Size 4 - Lots												
Sec/Twn/Rng	/ / /													
Neighborhood	300100 - MAY/MULTI													
School District	J-5-FS - J-5-FORT SUPPLY (Woodward)													
Legal Description Lat/Long: 36.61675217 -99.74793524														
MOREYS ADD. BLOCK C ALL BLK LESS 150 FEET SQUARE IN NW BOOK 787 PAGE 497														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					787/497	BROWN'S FUEL STOP, LLC	02/10/2025	165,000	MQ					
					752/717	MCCLUNG, ROBERT M.	04/21/2020	40,000	04					
					693/830	MAY COUNTRY STORE, LLC	12/09/2013	88,167	04					
					623/618	MCLUNG, ROBERT & DEBRA	03/28/2007	6,000	FT					
					623/617	MCLUNG, ROBERT & DEBRA	03/28/2007	6,000	FT					
					572/329	DAVIS, ROSELLA	03/13/2002	1,000	PQ					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	66.830	Current Tax						
Remove Cap	2026	Land Value	6,715	6,715	12%	806	Assessed	19,668	1,314.41					
Year Frozen		Improvements	157,185	157,185		18,862	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	163,900	163,900		19,668	Total Taxable	19,668	1,314.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300006783	LAVERNE FARMERS COOPERATIVE	203	163,900	0	19,668	1,314.00							
2024	2024-300006783	BROWN'S FUEL STOP, LLC	203	181,549	0	20,259	1,354.00							
2023	2023-300006783	BROWN'S FUEL STOP, LLC	203	195,828	0	19,294	1,289.00							
2022	2022-300006783	BROWN'S FUEL STOP, LLC	203	153,129	0	18,376	1,228.00							
2021	2021-300006783	BROWN'S FUEL STOP, LLC	203	153,129	0	18,376	1,228.00							
2020	2020-300006783	BROWN'S FUEL STOP, LLC	203	153,129	0	18,376	1,464.00							
2019	2019-0006783	MCCLUNG, ROBERT M.	203	156,822		18,538	1,487.00							
2018	2018-0006783	MCCLUNG, ROBERT M.	203	160,651		17,656	1,401.00							
2017	2017-0006783	MCCLUNG, ROBERT M.	203	140,123		16,815	1,350.00							
2016	2016-0006783	MCCLUNG, ROBERT M.	203	143,255		17,191	1,380.00							
2015	2015-0006783	MCCLUNG, ROBERT M.	203	139,827		16,779	1,325.00							
2014	2014-0006783	MCCLUNG, ROBERT M.	203	139,827		16,779	1,307.00							
2013	2013-0006783	MAY COUNTRY STORE, LLC	203	139,827		16,779	1,292.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 4465</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 17 MAY COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 44,650.00 x .10 = 4,465</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 4,465</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 2,400</p> <p>Total Base Value 223,104</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 223,104</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 107,090</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 107,090</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 43,847</p> <p>Total Improvement Value 150,937</p> <p>Land Value 4,465</p> <p>Cost Approach Value 155,402 64.75/SqFt</p>	<p>Image ID 18789</p> <p>Image Date 5/10/2022</p> <p>Name 6783_1.JPG</p> <p>Description 1</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 43,847</p> <p>Land Value 4,465</p> <p>Total Appraised Value 155,402 64.75/SqFt</p>	



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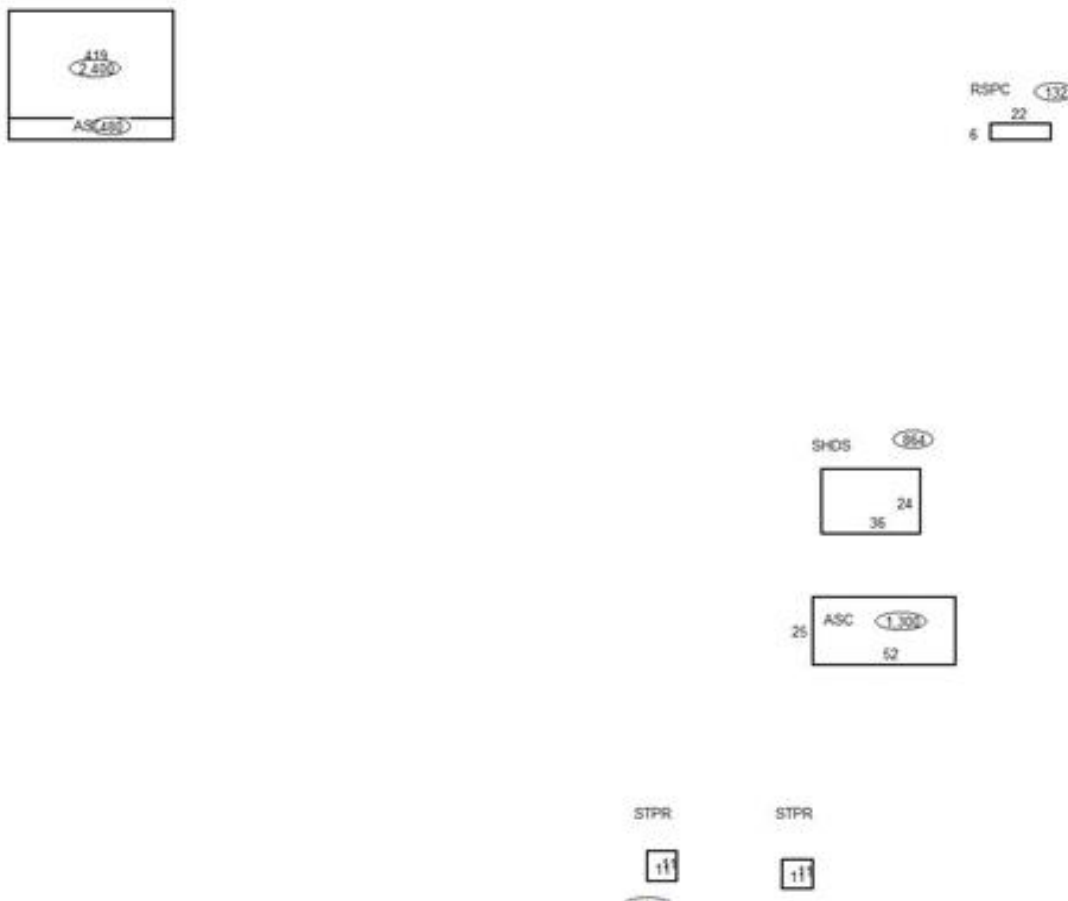
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		40	419	2,400	1.000	2,400
2	O	SHDS		40	SHDS	864	1.000	864
3	O	ASC		40	ASC	480	1.000	480
4	O	PRCH		40	RSPC	132	1.000	132
5	O	ASC		40	ASC	1,300	1.000	1,300
6	O	STPR		40	STPR	9,943	1.000	9,943
7	O	STPR		40	STPR	9,943	1.000	9,943
Total Building Area						2,400		2,400



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Account 300006783
Parcel ID 3010-00-00C-001-0-001-00
Cadastral ID 3010-00C-001-00-0-001-00

Tax Area Code 203
Property Class UC
Owners Name LAVERNE FARMERS COOPERATIVE

Building Data

Building ID 411
Building Sequence 1
Occupancy 1 419 Convenience Market 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2006
Effective Age 24
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
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 4
Zone Description VI AREA 4
Base Cost 58.03
Wall Cost 24.78
HVAC Cost 10.15
Basement Cost 0.00
Total Base Cost 92.96
Total Area 2,400
Base RCN 223,104
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 223,104
Physical Depreciation 52%
Functional Depreciation
Total Depreciation 52% (116,014)
Total RCNLD 107,090
Lump Sums
Total Building Value 107,090 \$ 44.62 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	60x8x6		Formed Metal	480
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 480)			1,862	1,229	633
	PRCH	Slab Porch - Covered	22x6x0			132
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (22.58 x 132)			2,981	1,938	1,043
	ASC	Awing/Shelter/Carport / GAS PUMPS	52x25x10		Formed Metal	1,300
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.88 x 1,300)			5,044	3,329	1,715
	PACN	Paving - Concrete / FRONT SIDEWALK	58x6x0			348
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.18 x 348)			1,455	1,164	291
	PACN	Paving - Concrete / EAST SIDEWALK	40x6x0			240
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (5.06 x 240)			1,214	971	243
	PACN	Paving - Concrete / GAS PUMPS	50x25x0			1,250
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.04 x 1,250)			5,050	4,040	1,010
	STPR	Storage Tanks - Pressure / GAS PUMP	11x11x11			9,943
	Qual	3	Cond 3	Year 2006	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.83 x 9,943)			38,082	20,183	17,899



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STPR	Storage Tanks - Pressure / GAS PUMP	11x11x11					9,943
Qual	3	Cond	3	Year	2006	Eff Age	20

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.83 x 9,943)		38,082	20,183	17,899



SHDS	Shed - Small	24x36x8	Concrete	Formed Metal	864		
Qual	3	Cond	3	Year	1985	Eff Age	41

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 864)		15,569	12,455	3,114

Total Site Improvement Value	43,847
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