




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:29:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006920 <b>Parcel ID</b> 4020-00-016-001-0-001-00 <b>Cadastral ID</b> 4020-016-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 204 - 1T-2-ROSSTON-C <b>Name ID</b> 15695 GREEN KARE, LLC.  504 4TH ST RR1, BOX 60-A LAVERNE OK 73848-0000  <b>Parcel Location</b> <b>Situs</b> US 64 HWY <b>Subdivision</b> ROSS 2ND ADDN <b>Lot/Block</b> 0001 / 0016 <b>Parcel Size</b> 4 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 400100 - ROSSTON/MULTI <b>School District</b> 1-LAVERNE - 1-LAVERNE					 <p>4020-00-016-001-0-001-00 04/11/23</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.80886872 -99.64313092 ROSS 2ND ADD BLOCK 16 LOTS 1 THRU 4; PART OF 5 BOOK 752 PAGE 524																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1043</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 179 ROSS ORIG/ADDS Square-Foot</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 14,900.00 x .07 = 1,043</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,043</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 540</p> <p>Total Base Value 65,815</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 65,815</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 13,163</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 13,163</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 1,613</p> <p>Total Improvement Value 14,776</p> <p>Land Value 1,043</p> <p>Cost Approach Value 15,819 29.29/SqFt</p>	<th data-bbox="704 884 1588 911">Image Information</th> <p>Image ID 26195</p> <p>Image Date 4/12/2023</p> <p>Name 001.JPG</p> <p>Description Main Building</p>	Image Information
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 1,613</p> <p>Land Value 1,043</p> <p>Total Appraised Value 15,819 29.29/SqFt</p>	



Harper

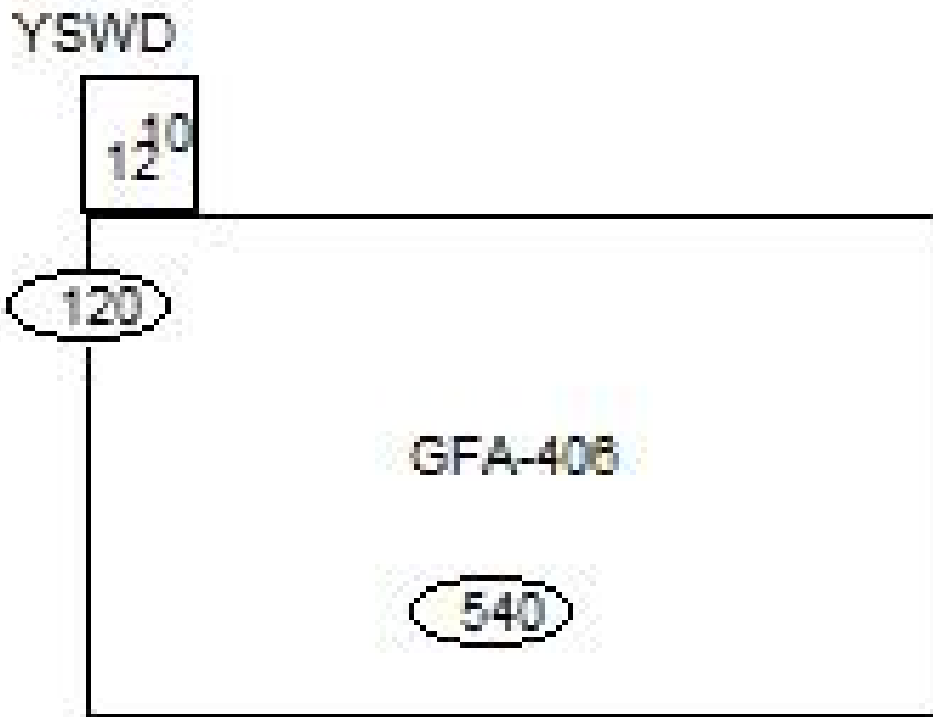
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Sketch Image

300006920



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	GFA-406	540	1.000	540
2	O	SHDS		50	YSWD	120	1.000	120
<b>Total Building Area</b>						540		540



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Account 300006920  
Parcel ID 4020-00-016-001-0-001-00  
Cadastral ID 4020-016-001-00-0-001-00

Tax Area Code 204  
Property Class UC  
Owners Name GREEN KARE, LLC.

### Building Data

Building ID 223  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 540  
Average Perimeter 96  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1960  
Effective Age 66  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 51 - Curtain Steel Studs & Stucco  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Tar & Gravel

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 1  
Zone Description VI AREA 1  
Base Cost 46.09  
Wall Cost 75.79  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 121.88  
Total Area 540  
Base RCN 65,815  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 65,815  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (52,652)  
Total RCNLD 13,163  
Lump Sums  
Total Building Value 13,163 \$ 24.38 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x12x6		Composition Shingle	120
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	1998	28		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.67 x 120)		2,720	1,986	734

	PACN	Paving - Concrete	0x0x0			1,080
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3	1995	31		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.07 x 1,080)		4,396	3,517	879

**Total Site Improvement Value 1,613**