



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:30:27
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 300009762 Parcel ID 2199-27-26N-25W-0-005-00 Cadastral ID 2199-26N-25W-27-0-005-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 25596 2J'S CUSTOM CUTS LLC P O BOX 623 LAVERNE OK 73848- Parcel Location Situs 00300 S KATY LINE RD Subdivision OUTLYING AREA--LAVERNE Lot/Block 0001 / 0002 Parcel Size .69 - Acres Sec/Twn/Rng / / / Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE					<p>2199-27-26N-25W-0-005-00 01/30/24</p> <p>MEAT MARKET 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.71553976 -99.89979273 OUTLYING AREA TO LAVERNE TRACT IN NW4,(SEC 27-26-25) BOOK 783 PAGE 230																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 18034</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 30,056.00 x .60 = 18,034</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 18,034</p>	<p>2199-00-002-001-0-005-00</p> <p>02/04/2021 9762</p> 
Cost Approach	Image Information
<p>Manual Date 07/2025</p> <p>Total Building Area 2,404</p> <p>Total Base Value 177,343</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 177,343</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 115,273</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 115,273</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 45,190</p> <p>Total Improvement Value 160,463</p> <p>Land Value 18,034</p> <p>Cost Approach Value 178,497 74.25/SqFt</p>	<p>Image ID 28209</p> <p>Image Date 2/1/2024</p> <p>Name 003.JPG</p> <p>Description MEAT MARKET</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 45,190</p> <p>Land Value 18,034</p> <p>Total Appraised Value 178,497 74.25/SqFt</p>



Harper

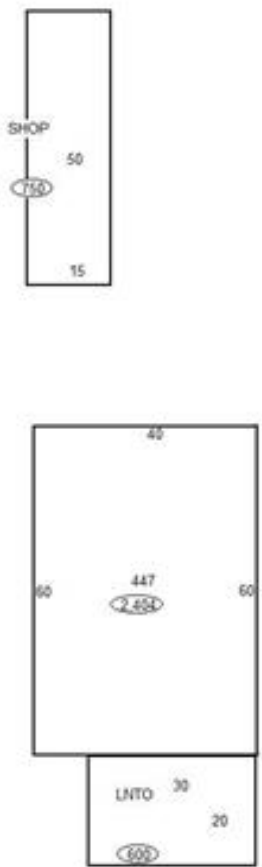
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Sketch Image

300009762



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	LNT0		20	LNT0	600	1.000	600
2	O	UTIL		20	SHOP	750	1.000	750
3	C	447		20	447	2,404	1.000	2,404
Total Building Area						2,404		2,404



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Parcel ID 2199-27-26N-25W-0-005-00
Cadastral ID 2199-26N-25W-27-0-005-00

Tax Area Code 202
Property Class UC
Owners Name 2J'S CUSTOM CUTS LLC

Building Data

Building ID 526
Building Sequence 1
Occupancy 1 447 Cold Storage Facility 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,404
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2000
Effective Age 26
Construction Class 8 - Structural Steel Frame/Fire Resistant
Quality 2 - Fair
Condition 3 - Average
Exterior Wall
Heating/Cooling 13 - Refrigerated Cooling, Pack
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

2199-00-002-001-0-005-00
02/04/2021 9762



Image Information

Image Name 9762 Meat Pack.JPG
Image Date 2/10/2021
Image Name 9762 Meat Pack.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 59.00
Wall Cost 0.00
HVAC Cost 14.77
Basement Cost 0.00
Total Base Cost 73.77
Total Area 2,404
Base RCN 177,343
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 177,343
Physical Depreciation 35%
Functional Depreciation
Total Depreciation 35% (62,070)
Total RCNLD 115,273
Lump Sums
Total Building Value 115,273 \$ 47.95 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete #3 35 X 5 Squares	35x15x0			525
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.16 x 525)			2,184	590	1,594
	PACN	Paving - Concrete Walks Estimated	130x8x0			1,040
	Qual	3	Cond 3	Year 2021	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.07 x 1,040)			4,233	1,143	3,090
	UTIL	Shop Building/Office	50x15x8	Base	Formed Metal	750
	Qual	3	Cond 4	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (26.16 x 750)		23,042	42,662	2,986	39,676
	LNTO	Lean To - Attached TO SHED	30x20x10		Formed Metal	600
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (6.92 x 600)			4,152	3,322	830
Total Site Improvement Value						45,190