



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:31:00
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Assessment Data					Primary Image														
Account 300010149 Parcel ID 2080-00-001-003-0-003-00 Cadastral ID 2080-001-003-00-0-003-00 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25155 MAGGIE'S MINI MART, LLC 783 S TRANSPORT RD LAVERNE OK 73848- Parcel Location Situs 28131 Subdivision KIRKHART ADDN Lot/Block 0003 / 0001 Parcel Size .11 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE																			
										DIESEL GAS PUMP 10/1/2025									
Legal Description Lat/Long: 36.70101654 -99.89996103					Building Permits														
KIRKHART ADD BLK 1 PART OF LOT 3 BOOK 770 PAGE 569					<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										
					770/569	JR ENTERPRISES, INC.	09/08/2022	240,000	21										
					/	JR ENTERPRISES, INC.													
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax										
Remove Cap	2023		Land Value	15,554	15,554	12%	Assessed	2,157	144.93										
Year Frozen			Improvements	2,428	2,428		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	17,982	17,982		Total Taxable	2,157	145.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-300010149	MAGGIE'S MINI MART, LLC			202	17,982	0	2,057	138.00										
2024	2024-300010149	MAGGIE'S MINI MART, LLC			202	18,139	0	1,959	130.00										
2023	2023-300010149	MAGGIE'S MINI MART, LLC			202	15,554	0	1,866	125.00										
2022	2022-300010149	MAGGIE'S MINI MART, LLC			202	15,554	0	455	31.00										
2021	2021-300010149	JR ENTERPRISES, INC.			202	15,554	0	434	30.00										
2020	2020-300010149	JR ENTERPRISES, INC.			202	15,554	0	413	28.00										
2019	2019-0010149	JR ENTERPRISES, INC.			202	15,554		393	23.00										
2018	2018-0010149	JR ENTERPRISES, INC.			202	15,554		375	22.00										
2017	2017-0010149	JR ENTERPRISES, INC.			202	17,498		357	21.00										
2016	2016-0010149	JR ENTERPRISES, INC.			202	17,498		340	20.00										
2015	2015-0010149	JR ENTERPRISES, INC.			202	17,498		324	19.00										
2014	2014-0010149	JR ENTERPRISES, INC.			202	17,498		309	18.00										
2013	2013-0010149	JR ENTERPRISES, INC.			202	38,884		294	18.00										



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 15554</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 19,442.00 x .80 = 15,554</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 15,554</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</p> <p>Total Improvement Value</p> <p>Land Value 15,554</p> <p>Cost Approach Value 15,554</p>	<p>Image Information</p> <p>Image ID 37424</p> <p>Image Date 10/1/2025</p> <p>Name 001.JPG</p> <p>Description DIESEL GAS PUMP</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</p> <p>Land Value 15,554</p> <p>Total Appraised Value 15,554</p>	



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Sketch Image

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