




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:31:47  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300010441 <b>Parcel ID</b> 2001-00-045-011-0-002-00 <b>Cadastral ID</b> 2001-045-011-00-0-002-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25668 KBS REAL ESTATE, LLC  P O BOX 434 SHATTUCK OK 73858-  <b>Parcel Location</b> <b>Situs</b> 00125 W JANE JAYROE BLVD <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0011 / 0045 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2001-00-045-011-0-002-00 01/31/24</p> <p>2001-00-045-011-0-002-00_001.JPG 2/1/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.70724897 -99.89781503 LAVERNE ORIG BLOCK 45 LOT S61' OF 11; 3.6' OF N79' ON E SIDE OF 11 BOOK 786 PAGE 324																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 1447</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 1,809.00 x .80 = 1,447</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 1,447</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 360</p> <p>Total Base Value 52,175</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 52,175</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 50,610</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 50,610</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 50,610</p> <p>Land Value 1,447</p> <p>Cost Approach Value 52,057 144.60/SqFt</p>	<p>Image ID 27939</p> <p>Image Date 2/1/2024</p> <p>Name 001.JPG</p> <p>Description 2001-00-045-011-0-002-00_001.JPG</p>	
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</p> <p>Land Value 1,447</p> <p>Total Appraised Value 52,057 144.60/SqFt</p>	



Harper

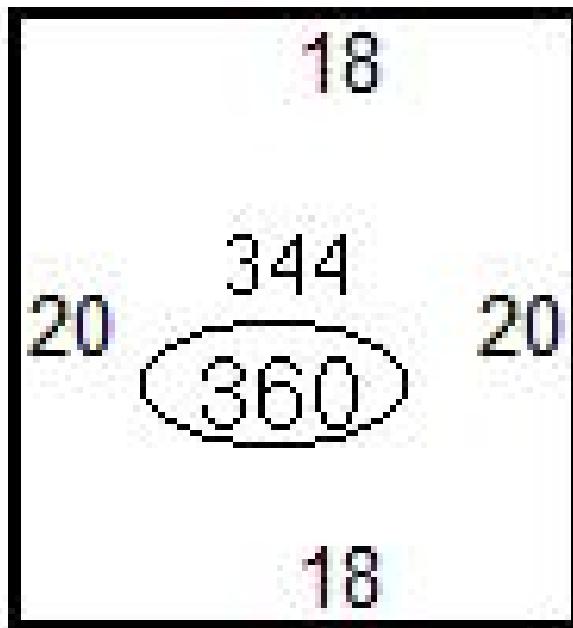
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Sketch Image

300010441



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	360	1.000	360
<b>Total Building Area</b>						360		360



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Account 300010441  
Parcel ID 2001-00-045-011-0-002-00  
Cadastral ID 2001-045-011-00-0-002-00

Tax Area Code 202  
Property Class UC  
Owners Name KBS REAL ESTATE, LLC

### Building Data

Building ID 532  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 360  
Average Perimeter 76  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2022  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3.25 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 1 - Electric Wall  
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 108.17  
Wall Cost 33.15  
HVAC Cost 3.61  
Basement Cost 0.00  
Total Base Cost 144.93  
Total Area 360  
Base RCN 52,175  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 52,175  
Physical Depreciation 3%  
Functional Depreciation  
Total Depreciation 3% (1,565)  
Total RCNLD 50,610  
Lump Sums  
Total Building Value 50,610 \$ 140.58 Per SqFt