



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 300011774 Parcel ID 2199-28-26N-25W-1-004-00 Cadastral ID 2199-26N-25W-28-1-004-00 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 13623 MULBERRY, TRACY PO BOX 1161 LAVERNE OK 73848-0000 Parcel Location Situs 00595 S BROADWAY Subdivision Lot/Block / Parcel Size 1.14 - Acres Sec/Twn/Rng 28 / 26 / 25 / 1 Neighborhood 219900 - OUTLYING AREA LAV School District 1-LAVERN - 1-LAVERNE | <p>2199-28-26N-25W-1-003-00 1/4/2023 #1804</p> <p>FRONT 1/5/2023</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 35.77689856 -97.34268985 SEC 28-26N-25W TRACT IN NE/4 1.14 ACRES BOOK 773 PAGE 384 | 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Code | Type | Active | Maximum | Exemption | | | | | | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>793/714</td> <td>REALTY INCOME PROPERTIES 22, LL</td> <td>10/30/2025</td> <td>237,000</td> <td>17</td> </tr> <tr> <td>773/384</td> <td>REALTY INCOME PROPERTIES 22, LL</td> <td>12/16/2022</td> <td>1,702,000</td> <td>05</td> </tr> </tbody> </table> | Bk/Pg | Grantor | Date | Price | Code | 793/714 | REALTY INCOME PROPERTIES 22, LL | 10/30/2025 | 237,000 | 17 | 773/384 | REALTY INCOME PROPERTIES 22, LL | 12/16/2022 | 1,702,000 | 05 |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | |
| 793/714 | REALTY INCOME PROPERTIES 22, LL | 10/30/2025 | 237,000 | 17 | | | | | | | | | | | | | | | | | | | | | | |
| 773/384 | REALTY INCOME PROPERTIES 22, LL | 12/16/2022 | 1,702,000 | 05 | | | | | | | | | | | | | | | | | | | | | | |

| Parcel Valuation | | | | | | | | | |
|--------------------|------------------|----------------------------------|----------|-------------|------------|---------------|---------------|-------------|----------|
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 67.190 | Current Tax | |
| Remove Cap | 2026 | Land Value | 29,734 | 29,734 | 12% | 3,568 | Assessed | 28,440 | 1,910.88 |
| Year Frozen | | Improvements | 207,266 | 207,266 | | 24,872 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 237,000 | 237,000 | | 28,440 | Total Taxable | 28,440 | 1,911.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-300011774 | REALTY INCOME PROPERTIES 22, LLC | 202 | 1,287,368 | 0 | 154,484 | 10,380.00 | | |
| 2024 | 2024-300011774 | REALTY INCOME PROPERTIES 22, LLC | 202 | 1,314,600 | 0 | 157,752 | 10,492.00 | | |
| 2023 | 2023-300011774 | REALTY INCOME PROPERTIES 22, LLC | 202 | 1,702,000 | 0 | 204,240 | 13,717.00 | | |



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| Lot Data | | Primary Image | |
|------------------------------|--------------------------|---------------------------|------------------|
| Lot Size | 0 x 0 | | |
| Lot Count | 0 | | |
| Units Buildable | 0 | | |
| Non-Ag Acres | 1.14 | | |
| Topography | LEVEL | | |
| Street Access | BLACKTOP | | |
| Utilities | WATER/ELEC/SEWER | | |
| Amenities | 0 | | |
| | 0 | | |
| Value Model | 15 OUTLYING AREA COM | | |
| Value Method | Square-Foot | | |
| Base Lot Value | 49,557.00 x .60 = 29,734 | | |
| Factor Value | 0 | | |
| Adjustments | | | |
| Lot Value | 29,734 | | |
| Cost Approach | | Image Information | |
| Manual Date | 07/2025 | Image ID | |
| Total Building Area | 8,050 | Image Date | |
| Total Base Value | 262,511 | Name | |
| Modifier Value | | Description | |
| Misc Improvements | | | |
| Replacement Cost New | 262,511 | | |
| Phys/Func Depreciation Loss | () | | |
| RCN Less Phys/Func | 244,135 | | |
| Economic Depreciation | | | |
| RCNLD (All Sources) | 244,135 | | |
| Depreciated Improvements | | | |
| Outbuilding Value | 142,084 | | |
| Total Improvement Value | 386,219 | | |
| Land Value | 29,734 | | |
| Cost Approach Value | 415,953 | | |
| | 51.67/SqFt | | |
| Income Approach | | Value Reconciliation | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Correlated Value |
| Vacancy & Collection Loss | | Total Improvement Value | 142,084 |
| Miscellaneous Income | | Land Value | 29,734 |
| Effective Gross Income (EGI) | | Total Appraised Value | 237,000 |
| Total Expenses | | | 29.44/SqFt |
| Net Operating Income (NOI) | | | |
| Income Capitalization Rate | | | |
| Indicated Value | 0.00 | | |



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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 | 353 | | 20 | 353 | 8,050 | 1.000 | 8,050 |
| Total Building Area | | | | | | 8,050 | | 8,050 |



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Account 300011774
Parcel ID 2199-28-26N-25W-1-004-00
Cadastral ID 2199-26N-25W-28-1-004-00

Tax Area Code 202
Property Class UC
Owners Name MULBERRY, TRACY

Building Data

Building ID 444
Building Sequence 1
Occupancy 1 104 Commodity Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,050
Average Perimeter 370
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2023
Effective Age 3
Construction Class 8 - Structural Steel Frame/Fire Resistant
Quality 3 - Average
Condition 3 - Average
Exterior Wall 66 - PE. Eng-Tex Covered Metal Sandwich Panel
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
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 1804_1.JPG
Image Date 1/5/2023
Image Name 1804_1.JPG
Description FRONT

Cost Calculations

Appraisal Zone 2
Zone Description VI AREA 2
Base Cost 17.90
Wall Cost 2.44
HVAC Cost 12.27
Basement Cost 0.00
Total Base Cost 32.61
Total Area 8,050
Base RCN 262,511
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 262,511
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (18,376)
Total RCNLD 244,135
Lump Sums
Total Building Value 244,135 \$ 30.33 Per SqFt



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|---------------------------|--------------------------------------|-----------------------|-----------|------------|------------------------------|--------------|
|  | PACN | Paving - Concrete / PARKING LOT | 145x190x0 | | | 27,550 | |
| | Qual | 3 | Cond 3 | Year 2023 | Eff Age 3 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (3.77 x 27,550) | | | | 103,864 | 15,580 | 88,284 |
|  | PACN | Paving - Concrete / SIDE DRIVEWAY | 190x60x0 | | | 11,400 | |
| | Qual | 4 | Cond 3 | Year 2023 | Eff Age 3 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (4.72 x 11,400) | | | | 53,808 | 8,071 | 45,737 |
|  | PACN | Paving - Concrete / BACK OF BUILDING | 47x13x0 | | | 611 | |
| | Qual | 4 | Cond 3 | Year 2023 | Eff Age 3 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (5.19 x 611) | | | | 3,171 | 476 | 2,695 |
|  | EXLT | Exterior Lighting | 0x0x0 | | | 4 | |
| | Qual | 4 | Cond 4 | Year 2023 | Eff Age 2 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (1,381.03 x 4) | | | | 5,524 | 884 | 4,640 |
|  | FNWD | Fencing - Wood BEHIND BUILDING | 45x10x8 | | | 45 | |
| | Qual | 4 | Cond 4 | Year 2023 | Eff Age 2 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (12.45 x 45) | | | | 560 | 56 | 504 |
|  | FNWD | Fencing - Wood BEHIND BUILDING | 20x20x8 | | | 20 | |
| | Qual | 4 | Cond 4 | Year 2023 | Eff Age 2 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (% Phys/ % Func) | RCNLD |
| | Base Cost (12.45 x 20) | | | | 249 | 25 | 224 |
| Total Site Improvement Value | | | | | | 142,084 | |