



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:30:36
 Page 1

Assessment Data					Primary Image				
Account	300002814								
Parcel ID	0000-05-27N-25W-3-001-00								
Cadastral ID	0000-27N-25W-05-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	13574								
CUETO, GUILLERMO & SALOME CUETO									
P O BOX 1073 LAVERNE OK 73848-9100									
Parcel Location									
Situs	E 12 RD								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	5 / 27 / 25 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.86508275 -99.92241303				OPEN FACE SHED 7/15/2025				
SEC. 5-27-25 W2SW4 BOOK 725 PAGE 62					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					725/62	FREEMAN, DWIGHT S. &	03/02/2017	88,000	Q
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	9,410	9,410	12%	Assessed	1,201	80.70	
Year Frozen		Improvements	599	599		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	10,009	10,009		Total Taxable	1,201	81.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002814	CUETO, GUILLERMO &	101	10,009	0	1,201	81.00		
2024	2024-300002814	CUETO, GUILLERMO &	101	9,973	0	1,197	80.00		
2023	2023-300002814	CUETO, GUILLERMO &	101	9,973	0	1,197	80.00		
2022	2022-300002814	CUETO, GUILLERMO &	101	9,844	0	1,182	80.00		
2021	2021-300002814	CUETO, GUILLERMO &	101	10,189	0	1,223	84.00		
2020	2020-300002814	CUETO, GUILLERMO &	101	10,189	0	1,223	83.00		
2019	2019-0002814	CUETO, GUILLERMO &	101	10,189		1,223	73.00		
2018	2018-0002814	CUETO, GUILLERMO &	101	10,189		1,223	73.00		
2017	2017-0002814	CUETO, GUILLERMO &	101	10,214		1,226	73.00		
2016	2016-0002814	FREEMAN, DWIGHT S. &	101	10,214		1,226	73.00		
2015	2015-0002814	FREEMAN, DWIGHT S. &	101	10,214		1,226	73.00		
2014	2014-0002814	FREEMAN, DWIGHT S. &	101	10,214		1,226	73.00		
2013	2013-0002814	FREEMAN, DWIGHT S. &	101	10,214		1,226	73.00		



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:30:36
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

0000-05-27N-25W-3-001-00	07/10/25
OPEN FACE SHED	7/15/2025

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach		Manual :	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	9,420		
Site Improvements	576		
Total Value	9,996	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Harper


Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:30:36
Page 3

300002814

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	30x17x8	Dirt	Galvanized Metal	510
	Qual	3	Cond 3	Year 1990	Eff Age 36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (5.65 x 510)		2,882		2,882		2,306
						576



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 06:30:36
Page 4

Agland Inventory

300002814

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	NP	15			7.999	48	48	384	384
PB	PRATT HUMMOCKY	CR	40			.012	204	204	2	2
PB	PRATT HUMMOCKY	IP	40			.114	158	158	18	18
PB	PRATT HUMMOCKY	NP	40			65.500	128	128	8,384	8,384
PD	PRATT LOAMY HUMMOCKY	NP	31			6.375	99	99	632	632
NP Totals						80.000			9,420	9,420
Total Agland						80.000			9,420	9,420