




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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| Assessment Data  |                         |                     |                  |                  | Primary Image   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|--|-------------------------|---------------------|------------------|------------------|---|--------------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 300005822<br><b>Parcel ID</b> 2001-00-027-001-0-001-00<br><b>Cadastral ID</b> 2001-027-001-00-0-001-00<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> UR VI Area 2<br><b>Tax Area</b> 202 - 1T-LAVERNE-C<br><b>Name ID</b> 14984<br>GARCIA, GUADALUPE<br><br>P.O. BOX 1215<br>LAVERNE OK 73848-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 00402 S OHIO<br><b>Subdivision</b> LAVERNE ORIG.<br><b>Lot/Block</b> 0001 / 0027 <b>Parcel Size</b> 2 - Lots<br><b>Sec/Twn/Rng</b> / / /<br><b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI<br><b>School District</b> 1-LAVERN - 1-LAVERNE |                         |                     |                  |                  |  <p>2001-00-027-001-0-001-00 01/30/24</p>   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>BUMP OUT</b> 2/1/2024   |                         |                     |                  |                  |   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.70691508 -99.89661677  |                         |                     |                  |                  | <b>Building Permits</b>   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LAVERNE ORIG. BLOCK 27 LOTS N2 OF 1-2-3  |                         |                     |                  |                  | <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           |   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                  |                  |   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>  |                         |                     |                  |                  | <b>Sale History</b>   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>           | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                  |                  | 614/559   | DEAL, LAWRENCE L., ETUX  | 05/19/2006           | 14,000               | U                  |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                  |                  | 511/201   | HULIN, PARTICK C. ETUX.  | 12/07/1999           | 15,000               | PQ                 |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                  |                  | 504/756   | FLETCHER, DONALD L. ETUX | 02/28/1995           | 3,500                | Q                  |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>  |                         |                     |                  |                  |   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>  | <b>REAL</b>             |                     | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>          | <b>Levy Rate</b>     | 67.190               | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| <b>Remove Cap</b>  |                         | <b>Land Value</b>   | 2,100            | 2,100            | 12%   | 252                      | <b>Assessed</b>      | 2,278                | 153.06             |        |             |        |        |        |  |  |  |  |  |
| <b>Year Frozen</b>   |                         | <b>Improvements</b> | 1,387            | 1,387            |   | 166                      | <b>Penalty</b>       | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Uncapped Value</b>  | 0                       | <b>Mobile Home</b>  | 15,502           | 15,502           |   | 1,860                    | <b>Exemption</b>     | 0                    | 0.00               |        |             |        |        |        |  |  |  |  |  |
| <b>TIF Project ID</b>  | 0                       | <b>Total Value</b>  | 18,989           | 18,989           |   | 2,278                    | <b>Total Taxable</b> | 2,278                | 153.00             |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>  |                         |                     |                  |                  |   |                          |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b> |                  |                  | <b>Tax Area</b>   | <b>Total Value</b>       | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |  |  |  |  |  |
| 2025   | 2025-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 18,989                   | 0                    | 2,247                | 151.00             |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 19,260                   | 0                    | 2,140                | 142.00             |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 18,647                   | 0                    | 2,038                | 137.00             |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 16,176                   | 0                    | 1,941                | 131.00             |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 15,813                   | 0                    | 1,898                | 131.00             |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-300005822          | GARCIA, GUADALUPE   |                  |                  | 202   | 19,037                   | 0                    | 2,284                | 155.00             |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 16,857                   |                      | 1,984                | 118.00             |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 17,120                   |                      | 1,890                | 113.00             |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 17,123                   |                      | 1,800                | 107.00             |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 14,047                   |                      | 1,448                | 86.00              |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 11,489                   |                      | 1,379                | 82.00              |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 11,489                   |                      | 1,379                | 82.00              |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-0005822            | GARCIA, GUADALUPE   |                  |                  | 202   | 11,489                   |                      | 1,379                | 82.00              |        |             |        |        |        |  |  |  |  |  |



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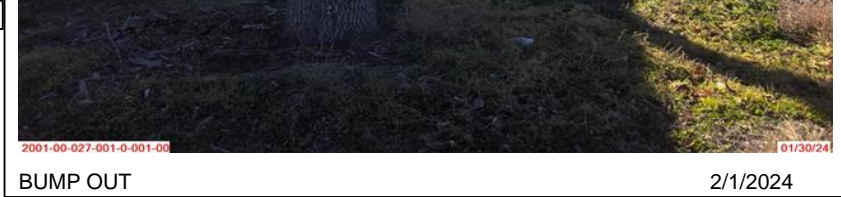
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| Lot Data        | Square-Foot - LAVERNE ORIGMULTI | Primary Image |
|-----------------|---------------------------------|---------------|
| Lot Size        | 75 x 70                         |               |
| Lot Count       |                                 |               |
| Units Buildable | 2100                            |               |
| Non-Ag Acres    |                                 |               |
| Topography      |                                 |               |
| Street Access   |                                 |               |
| Utilities       |                                 |               |
| Amenities       |                                 |               |
| Method          | Square-Foot                     |               |
| Base Lot Value  | 5,250.00 x .40 = 2,100          |               |
| Factor Value    |                                 |               |
| Adjustments     |                                 |               |
| Lot Value       | 2,100                           |               |

| Residential Data |                          |
|------------------|--------------------------|
| Type             | 6 Mobile Home 70 x 14    |
| Condition        | 3 - Average              |
| Quality          | 3 - Average              |
| Architecture     |                          |
| Style            | 100% Single Wide         |
| Exterior Wall    | 100% Aluminum Sheet      |
| Base/Total Area  | 980 / 980                |
| Style            | 100% Single Wide         |
| HVAC             | 100% Warmed & Cooled Air |
| Roof Cover       | 6 Galvanized Metal       |
| Area on Slab     | 0                        |
| Fixture/RghIn    | 8 /                      |
| Bed/F/H Bath     | 3 / 2.0 /                |
| Basement Area    |                          |
| Garage Type      |                          |
| Remodel          |                          |
| Year/Eff Age     | 1982 / 44                |



| GRM Approach    |
|-----------------|
| GRM Code        |
| Gross Rent      |
| Indicated Value |

| Multiple Regression |
|---------------------|
| MRA Code            |
| Adusted 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     | 52.22    | Total Misc Impr     | + 9,566  |
| Roofing Adj   | + 2.49   | Garage Cost         | + 0      |
| Subfloor Adj  | + 0.00   | Total RCN           | = 75,932 |
| Heat/Cool Adj | + 3.77   | Depreciation ( 80%) | - 60,746 |
| Plumbing Adj  | + 9.25   | Lump Sums           | + 0      |
| Basement Adj  | + 0.00   | RCNLD               | = 15,186 |
| Adj Base Cost | = 67.72  | Lot Value           | + 2,100  |
| Total Area    | x 980    | Indicated Value     | = 17,286 |
| Adjusted Cost | = 66,366 | Value Per SqFt      | 17.64    |

| Value Reconciliation |               |       |                      |
|----------------------|---------------|-------|----------------------|
| Selected Approach    | Cost Approach |       |                      |
| Improvements         | 15,186        |       |                      |
| Lot Value            | 2,100         |       |                      |
| Indicated Value      | 17,286        | 17.64 | Per SqFt             |
| Agland Value         |               |       |                      |
| Site Improvements    | 1,315         |       |                      |
| Total Value          | 18,601        | 18.98 | Total Value Per SqFt |

| Miscellaneous Improvements |                             |           |       |      |       |           |      |       |
|----------------------------|-----------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description                 | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| PACN                       | Cnc. Pav Cls C              | 0         | 52x22 |      | 1,144 | 4.05      |      | 4,633 |
| WODO                       | Wood Deck - Open            | 7785      | 10x6  |      | 60    | 24.80     |      | 1,488 |
| EPSW                       | Enclosed Porch - Solid Wall | 7786      | 12x8  |      | 96    | 35.89     |      | 3,445 |



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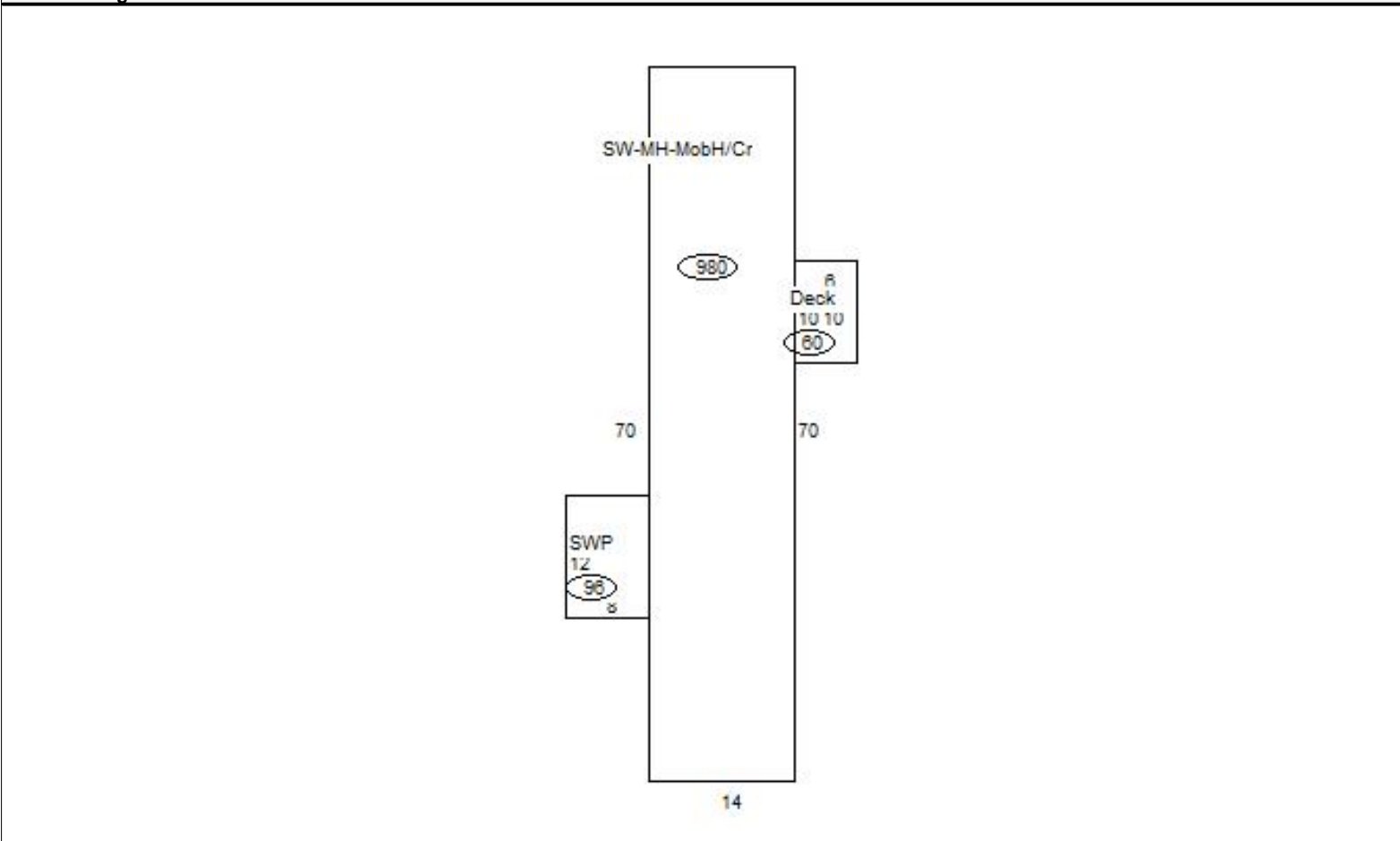
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Sketch Image

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Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 13   | Crawl      | 20    | SW-MH-MobH/Cr | 980       | 1.000      | 980        |
| 2                          | M    | WODO |            | 20    | Deck          | 60        | 1.000      | 60         |
| 3                          | M    | EPSW |            | 20    | SWP           | 96        | 1.000      | 96         |
| <b>Total Building Area</b> |      |      |            |       |               | 980       |            | 980        |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description               | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|--------|---------------------------|-----------------------|------------|--------------------------------|--------------|
|  | CPDT   | Carport - Detached / WOOD | 20x12x8               | Base       | Composition Roll               | 240          |
|  | Qual 3 | Cond 3                    | Year 2016             | Eff Age 10 |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (47% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (7.94 x 240)    | 1,906                 | 1,906      | 896                            | 1,010        |
|  | SHDS   | Yard Shed - Wood          | 8x6x6                 |            | Composition Shingle            | 48           |
|  | Qual 3 | Cond 3                    | Year 1970             | Eff Age 56 |                                |              |
|  |        | <b>Valuation Summary</b>  | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (80% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |        | Base Cost (31.81 x 48)    | 1,527                 | 1,527      | 1,222                          | 305          |