



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	300005837																		
Parcel ID	2001-00-029-001-0-001-00																		
Cadastral ID	2001-029-001-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	2																
Tax Area	202 - 1T-LAVERNE-C																		
Name ID	14996																		
SANCHEZ TORIS, GUALBERTO AND XOCHIL OLIVERA																			
PO BOX 574 LAVERNE OK 73848-0000																			
Parcel Location																			
Situs	00221 SE SECOND																		
Subdivision	LAVERNE ORIG.																		
Lot/Block	0001 / 0029	Parcel Size	3 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	200100 - LAVERNE ORIG\MULTI																		
School District	1-LAVERN - 1-LAVERNE																		
HOUSE 2/1/2024																			
Legal Description					Building Permits														
Lat/Long: 36.71873990 -99.87758085					LAVNERNE ORIG. BLOCK 29 LOTS 1 THRU 3														
LAVNERNE ORIG. BLOCK 29 LOTS 1 THRU 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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					718/454	COX, MATTHEW AND	06/20/2016	53,000	Q										
					707/336	BERENDS, RUTH E. LIFE ES	03/24/2015	30,000	07										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax											
Remove Cap		Land Value	4,200	4,200	12%	504	Assessed	4,704	316.06										
Year Frozen		Improvements	35,005	35,005		4,200	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	39,205	39,205		4,704	Total Taxable	4,704	316.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005837	SANCHEZ TORIS, GUALBERTO AND	202	39,205	0	4,704	316.00												
2024	2024-300005837	SANCHEZ TORIS, GUALBERTO AND	202	41,897	0	5,028	334.00												
2023	2023-300005837	SANCHEZ TORIS, GUALBERTO AND	202	56,912	0	6,314	424.00												
2022	2022-300005837	TORIS, GUALBERTO SANCHEZ &	202	50,112	0	6,013	407.00												
2021	2021-300005837	TORIS, GUALBERTO SANCHEZ &	202	49,274	0	5,913	408.00												
2020	2020-300005837	TORIS, GUALBERTO SANCHEZ &	202	51,871	0	6,225	422.00												
2019	2019-0005837	TORIS, GUALBERTO SANCHEZ &	202	51,871		6,225	372.00												
2018	2018-0005837	TORIS, GUALBERTO SANCHEZ &	202	56,152		6,678	399.00												
2017	2017-0005837	TORIS, GUALBERTO SANCHEZ &	202	53,000		6,360	380.00												
2016	2016-0005837	TORIS, GUALBERTO SANCHEZ &	202	30,000		3,600	215.00												
2015	2015-0005837	COX, MATTHEW AND	202	48,042		1,916	114.00												
2014	2014-0005837	BERENDS, RUTH E. LIFE ESTATE	202	51,462		1,831	109.00												
2013	2013-0005837	BERENDS, RUTH E. LIFE ESTATE	202	52,602		1,749	104.00												



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	
Lot Count		
Units Buildable	4200	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	10,500.00 x .40 = 4,200	
Factor Value		
Adjustments		
Lot Value	4,200	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	840 Detached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1940 / 86

HOUSE	2/1/2024
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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	85.37	Total Misc Impr	+ 4,994
Roofing Adj	+ 4.07	Garage Cost	+ 27,839
Subfloor Adj	+ 0.00	Total RCN	= 174,502
Heat/Cool Adj	+ 10.77	Depreciation (80%)	- 139,602
Plumbing Adj	+ 4.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,900
Adj Base Cost	= 104.94	Lot Value	+ 4,200
Total Area	x 1,350	Indicated Value	= 39,100
Adjusted Cost	= 141,669	Value Per SqFt	28.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,900		
Lot Value	4,200		
Indicated Value	39,100	28.96	Per SqFt
Agland Value			
Site Improvements	324		
Total Value	39,424	29.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4648	5x4		20	9.78		196
RSPC	Raised Slab Porch - Covered	11520	20x6		120	39.98		4,798



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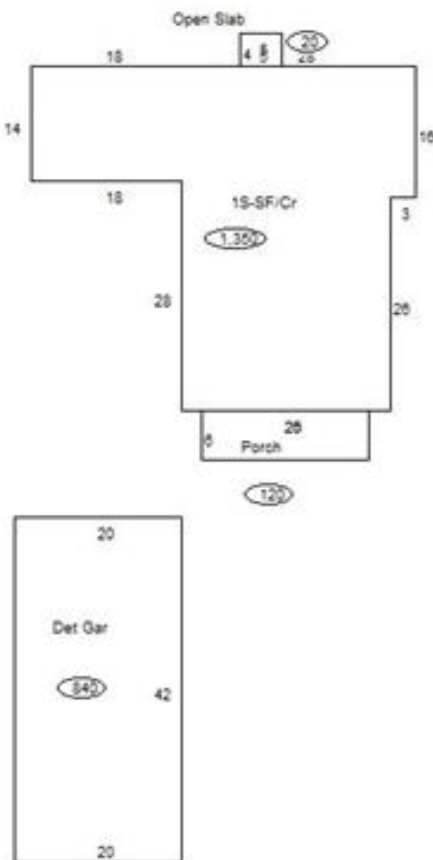
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,350	1.000	1,350
2	G	2		20	Det Gar	840	1.000	840
3	M	PATO		20	Open Slab	20	1.000	20
4	M	RSPC		20	Porch	120	1.000	120
Total Building Area						1,350		1,350



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete Drive	19x12x0			228
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.23 x 228)	1,192		1,192	954	238
	PACN	Paving - Concrete Walk	14x4x0			56
	Qual	3	Cond 3	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.70 x 56)	431		431	345	86