



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:13:22
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Assessment Data					Primary Image																																																																																																																				
Account 300005847 Parcel ID 2001-00-029-022-0-002-00 Cadastral ID 2001-029-022-00-0-002-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 18194 TORIS, GUALBERTO SANCHEZ & XOCHIL, OLIVERA PO BOX 574 LAVERNE OK 73848-0000 Parcel Location Situs 00304 S COUNTY LINE ROAD Subdivision LAVERNE ORIG. Lot/Block 0022 / 0029 Parcel Size 2 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>HOUSE 2/1/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.71547013 -99.89836685 LAVERNE ORIG BLOCK 29 LOTS N 60' OF 22-23-24 BOOK 777 PAGE 158																																																																																																																									
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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	75	x 60
Lot Count		
Units Buildable	1800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	4,500.00 x .40 = 1,800	
Factor Value		
Adjustments		
Lot Value	1,800	



HOUSE 2/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.75 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	824 / 824
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Detached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1940 / 73

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	108.35	Total Misc Impr	+ 8,990
Roofing Adj	+ 7.05	Garage Cost	+ 15,273
Subfloor Adj	+ 0.00	Total RCN	= 130,229
Heat/Cool Adj	+ 2.10	Depreciation (72%)	- 93,765
Plumbing Adj	+ 11.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,464
Adj Base Cost	= 128.60	Lot Value	+ 1,800
Total Area	x 824	Indicated Value	= 38,264
Adjusted Cost	= 105,966	Value Per SqFt	46.44

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	36,464		
Lot Value	1,800		
Indicated Value	38,264	46.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	38,264	46.44	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4678	5x3	1940	15	11.63		174
WODC	Wood Deck - Covered	4680	15x10	2000	150	43.56		6,534
WDBS	Wood Burning Stove		1	2000	1	2,281.71		2,282



Harper

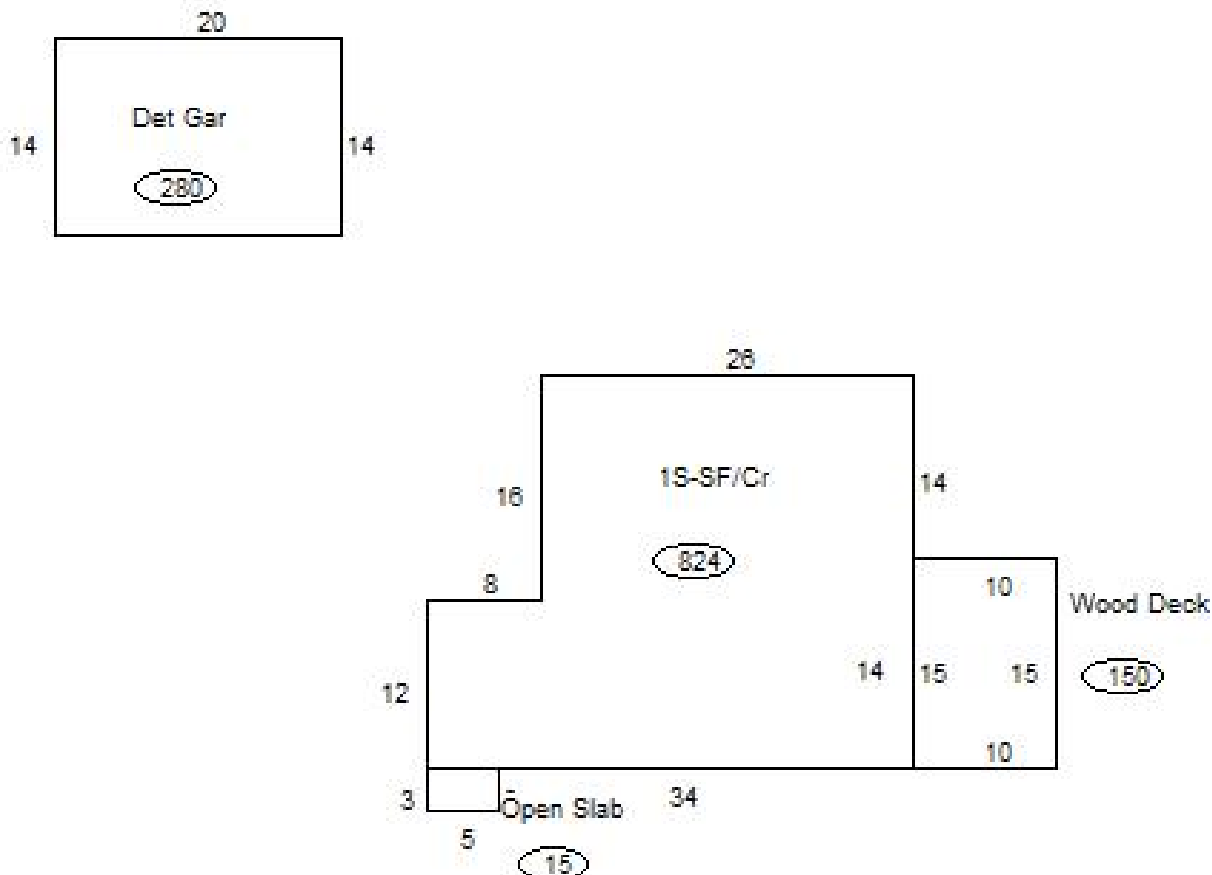
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Sketch Image

300005847



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	824	1.000	824
2	M	PATO		20	Open Slab	15	1.000	15
3	G	2		20	Det Gar	280	1.000	280
4	M	WODC		20	Wood Deck	150	1.000	150
Total Building Area						824		824