




# 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	300005891				 <p>2001-00-035-009-0-001-00_001.JPG 2/28/2023</p>									
Parcel ID	2001-00-035-009-0-001-00													
Cadastral ID	2001-035-009-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	25863													
NAJERA, LUIS RAMON AVALOS														
P.O. BOX 129 LAVERNE OK 73848-														
<b>Parcel Location</b>														
Situs	00515 SW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0009 / 0035	Parcel Size	2 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
<b>Legal Description</b> Lat/Long: 36.70520654 -99.89677764														
LAVERNE ORIG BLOCK 35 LOTS 9-10; W 7' OF 8;E 6'OF 11 BOOK 794 PAGE 418														
<b>Building Permits</b>														
<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>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
794/418	MALDONADO, JOSE ANTONIA VASCO	12/11/2025	85,000	Q										
753/304	WOFFORD, MARY JANE	05/18/2020	34,000	Q										
/	WOFFORD, MARY JANE													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2026	Land Value	3,528	3,528	12%	423	Assessed	4,764	320.09					
Year Frozen		Improvements	36,176	36,176		4,341	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	39,704	39,704		4,764	Total Taxable	4,764	320.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	39,704	0	4,498	302.00							
2024	2024-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	43,019	0	4,284	285.00							
2023	2023-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	34,000	0	4,080	274.00							
2022	2022-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	34,000	0	4,080	276.00							
2021	2021-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	34,000	0	4,080	282.00							
2020	2020-300005891	MALDONADO, JOSE ANTONIA VASCO &	202	46,856	1000	2,704	183.00							
2019	2019-0005891	WOFFORD, MARY JANE	202	45,603		2,596	155.00							
2018	2018-0005891	WOFFORD, MARY JANE	202	49,230		2,492	149.00							
2017	2017-0005891	WOFFORD, MARY JANE	202	47,270		2,390	143.00							
2016	2016-0005891	WOFFORD, MARY JANE	202	47,270		2,291	137.00							
2015	2015-0005891	WOFFORD, MARY JANE	202	46,671		2,196	131.00							
2014	2014-0005891	WOFFORD, MARY JANE	202	49,913		2,103	126.00							
2013	2013-0005891	WOFFORD, MARY JANE	202	57,513		2,013	120.00							




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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	63 x 140	 <p>2001-00-035-009-0-001-00_001.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3528	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,820.00 x .40 = 3,528	
Factor Value		
Adjustments		
Lot Value	3,528	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,232
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 79

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	89.21	Total Misc Impr	+ 7,698
Roofing Adj	+ 5.15	Garage Cost	+ 0
Subfloor Adj	+ -1.96	Total RCN	= 141,173
Heat/Cool Adj	+ 10.77	Depreciation ( 76%)	- 107,291
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 33,882
Adj Base Cost	= 108.34	Lot Value	+ 3,528
Total Area	x 1,232	Indicated Value	= 37,410
Adjusted Cost	= 133,475	Value Per SqFt	30.37

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	33,882	
Lot Value	3,528	
Indicated Value	37,410	30.37 Per SqFt
Agland Value		
Site Improvements	2,383	
Total Value	39,793	32.30 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	4796	11x6		66	22.76		1,502
CPAT	Carport - Attached	4798	42x16		672	9.22		6,196



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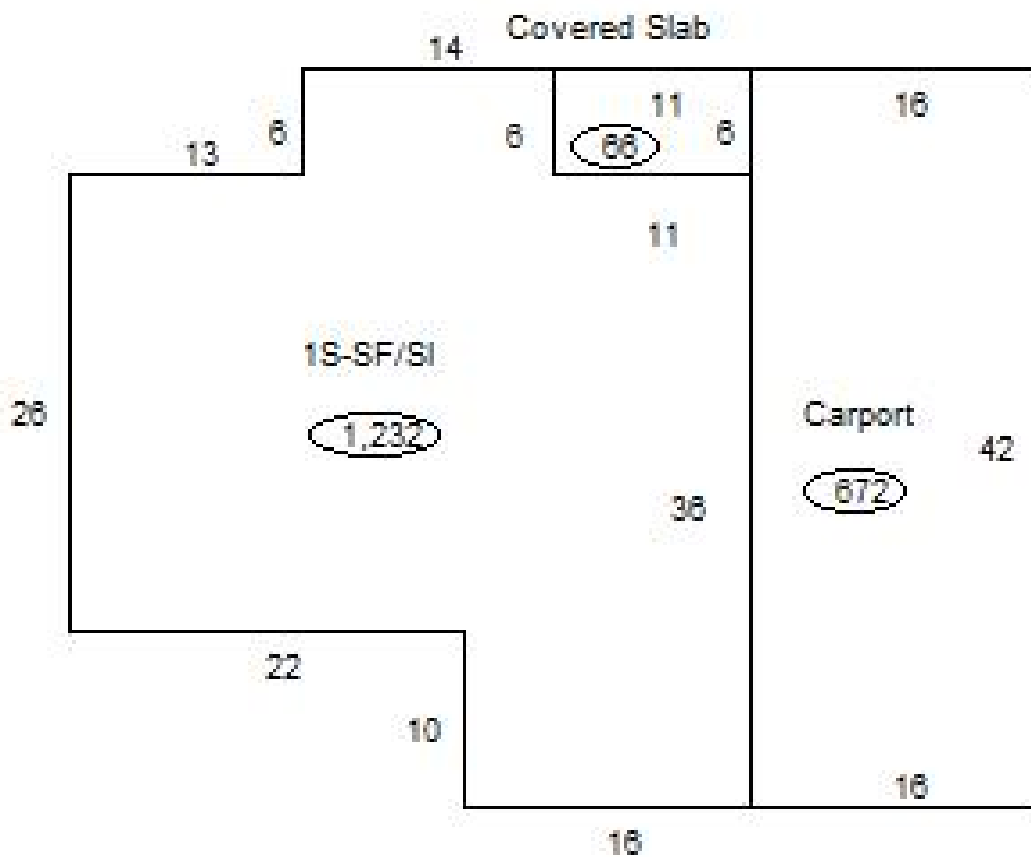
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	Covered Slab	66	1.000	66
2	R	1	Slab	20	1S-SF/SI	1,232	1.000	1,232
3	M	CPAT		20	Carport	672	1.000	672
<b>Total Building Area</b>						1,232		1,232



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Wood	10x12x6		Composition Roll	120
	Qual 3	Cond 3	Year 2014	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.67 x 120)	2,720	2,720	1,251	1,469
	PACN	Paving - Concrete / Driveway	75x15x0			1,125
	Qual 3	Cond 3	Year 1960	Eff Age 66		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.06 x 1,125)	4,568	4,568	3,654	914