



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	300005908				<p>2001-00-036-018-0-001-00_002.JPG 2/28/2023</p>				
Parcel ID	2001-00-036-018-0-001-00								
Cadastral ID	2001-036-018-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	202 - 1T-LAVERNE-C								
Name ID	18391								
SICAJAU, THOMAS AND									
ELIZABETH MARROQUIN									
PO BOX 818									
LAVERNE OK 73848-0000									
Parcel Location									
Situs	00520 SW SECOND ST								
Subdivision	LAVERNE ORIG.								
Lot/Block	0018 / 0036	Parcel Size 3 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	200100 - LAVERNE ORIG\MULTI								
School District	1-LAVERN - 1-LAVERNE								
Legal Description	Lat/Long: 36.70688686 -99.89306043				Building Permits				
LAVERNE ORIG BLOCK 36 LOTS 18-19; W2 OF 20 BOOK 775 PAGE 711					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					775/711	MULBERY, TRACY L.	05/18/2023	80,000	21
					773/164	HAMILTON, DWAYNE &	12/22/2022	60,000	Q
					739/768	WILLIAM HELMUTH & VICTORI	10/10/2018	0	16
					677/345	WOODS, S.W. JR. &	01/06/2012	41,500	QV
					/	HAMILTON, DWAYNE &			
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap	2024	Land Value	3,500	3,500	12%	420	Assessed	8,428	566.28
Year Frozen		Improvements	66,729	66,729		8,008	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	70,229	70,229		8,428	Total Taxable	8,428	566.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300005908	SICAJAU, THOMAS AND	202	70,229	0	8,428	566.00		
2024	2024-300005908	SICAJAU, THOMAS AND	202	67,748	0	8,130	541.00		
2023	2023-300005908	SICAJAU, THOMAS AND	202	60,000	0	7,200	484.00		
2022	2022-300005908	HAMILTON, DWAYNE &	202	53,053	1000	5,366	363.00		
2021	2021-300005908	HAMILTON, DWAYNE &	202	53,053	1000	5,341	369.00		
2020	2020-300005908	HAMILTON, DWAYNE &	202	53,053	1000	5,156	349.00		
2019	2019-0005908	HELMUTH, VICTORIA	202	49,809		4,977	297.00		
2018	2018-0005908	HELMUTH, WILLIAM &	202	53,791		5,379	321.00		
2017	2017-0005908	HELMUTH, WILLIAM &	202	51,610		5,194	310.00		
2016	2016-0005908	HELMUTH, WILLIAM &	202	51,610		5,194	310.00		
2015	2015-0005908	HELMUTH, WILLIAM &	202	50,944		5,114	305.00		
2014	2014-0005908	HELMUTH, WILLIAM &	202	54,551		6,546	391.00		
2013	2013-0005908	HELMUTH, WILLIAM &	202	64,663		7,760	463.00		



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	62.5 x 140	<p>2001-00-036-018-0-001-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	3500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,750.00 x .40 = 3,500	
Factor Value		
Adjustments		
Lot Value	3,500	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,456 / 1,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,456
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1960 / 60



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	91.44	Total Misc Impr	+ 7,650
Roofing Adj	+ 4.91	Garage Cost	+ 0
Subfloor Adj	+ -1.91	Total RCN	= 170,649
Heat/Cool Adj	+ 10.77	Depreciation (62%)	- 105,802
Plumbing Adj	+ 6.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 64,847
Adj Base Cost	= 111.95	Lot Value	+ 3,500
Total Area	x 1,456	Indicated Value	= 68,347
Adjusted Cost	= 162,999	Value Per SqFt	46.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,847		
Lot Value	3,500		
Indicated Value	68,347	46.94	Per SqFt
Agland Value			
Site Improvements	439		
Total Value	68,786	47.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	4858	20x14		280	9.22		2,582
WODC	Wood Deck - Covered	4859	14x8		112	39.47		4,421
RSPC	Raised Slab Porch - Covered	8664	4x4		16	40.46		647



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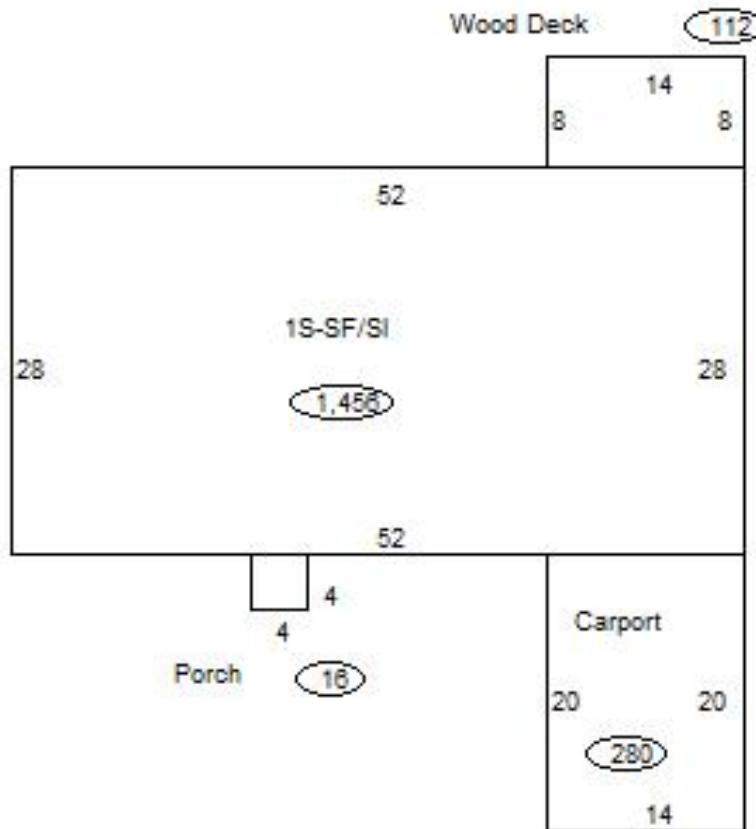
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,456	1.000	1,456
2	M	CPAT		20	Carport	280	1.000	280
3	M	WODC		20	Wood Deck	112	1.000	112
4	M	RSPC		20	Porch	16	1.000	16
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete / Sidewalk	16x3x0			48
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary Base Cost (7.82 x 48) 375		Modifier Total	RCN	Depr (80% Phys/ % Func) 375	RCNLD 300
	PACN	Paving - Concrete / Sidewalk	18x3x0			54
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary Base Cost (7.73 x 54) 417		Modifier Total	RCN	Depr (80% Phys/ % Func) 417	RCNLD 334
	PACN	Paving - Concrete/ Driveway	28x12x0			336
	Qual	3	Cond 3	Year 1960	Eff Age 66	
	Valuation Summary Base Cost (4.18 x 336) 1,404		Modifier Total	RCN	Depr (80% Phys/ % Func) 1,404	RCNLD 1,123