



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 300005929 Parcel ID 2001-00-038-019-0-001-00 Cadastral ID 2001-038-019-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 25783 VELEZ-AVILA, LUIS ENRIQUE P.O. BOX 73 LAVERNE OK 73848- Parcel Location Situs 00304 SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0019 / 0038 Parcel Size 6 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-038-019-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.70872837 -99.90314696 LAVERNE ORIG BLOCK 38 LOTS 19 THRU 24 BOOK 790 PAGE 356																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	150 x 140	<p>2001-00-038-019-0-001-00 02/28/23</p> <p>2001-00-038-019-0-001-00_002.JPG 2/28/2023</p>
Lot Count		
Units Buildable	8400	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	21,000.00 x .40 = 8,400	
Factor Value		
Adjustments		
Lot Value	8,400	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Finished
Remodel	
Year/Eff Age	1960 / 60

Cost Approach		Manual :	
Base Cost	82.19	Total Misc Impr	+ 9,005
Roofing Adj	+ 3.83	Garage Cost	+ 10,558
Subfloor Adj	+ -1.86	Total RCN	= 193,979
Heat/Cool Adj	+ 10.77	Depreciation (62%)	- 120,267
Plumbing Adj	+ 3.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,712
Adj Base Cost	= 98.54	Lot Value	+ 8,400
Total Area	x 1,770	Indicated Value	= 82,112
Adjusted Cost	= 174,416	Value Per SqFt	46.39

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		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	73,712	
Lot Value	8,400	
Indicated Value	82,112	46.39 Per SqFt
Agland Value		
Site Improvements	5,539	
Total Value	87,651	49.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4940	23x8		184	39.67		7,299
WODO	Wood Deck - Open	4942	14x5		70	24.37		1,706



Harper

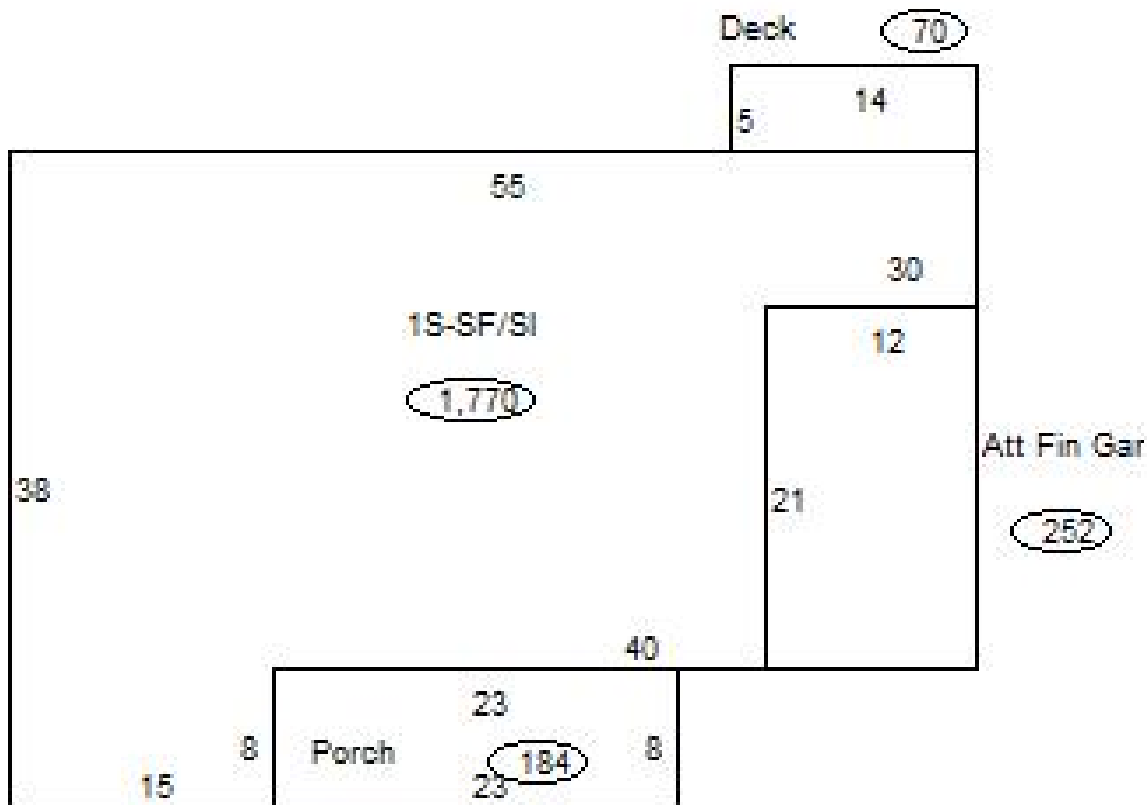
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	252	1.000	252
2	M	RSPC		20	Porch	184	1.000	184
3	R	1	Slab	20	1S-SF/Sl	1,770	1.000	1,770
4	M	WODO		20	Deck	70	1.000	70
Total Building Area						1,770		1,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	8x8x6		Formed Metal	64
Qual	3	Cond 3	Year 2017	Eff Age 9		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (28.41 x 64)		1,818		1,818	727	1,091
	PERG	Pergola	16x16x8			256
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD	
Base Cost (12.75 x 256)		3,264		3,264	555	2,709
	PACN	Paving - Concrete / DRIVEWAY	35x20x0			700
Qual	3	Cond 3	Year 1960	Eff Age 66		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.13 x 700)		2,891		2,891	2,313	578
	PACN	Paving - Concrete / SIDEWALK	30x3x0			90
Qual	3	Cond 3	Year 1960	Eff Age 66		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (7.21 x 90)		649		649	519	130
	SHDS	Yard Shed - Metal / BAD SHAPE	34x14x6		Galvanized Metal	476
Qual	1	Cond 1	Year 1960	Eff Age 92		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (10.83 x 476)		5,155		5,155	4,124	1,031