



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	300005934													
Parcel ID	2001-00-039-017-0-001-00													
Cadastral ID	2001-039-017-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	24265													
MACARIO, TOMAS CHAN														
PO BOX 1133 LAVERNE OK 73848-														
Parcel Location														
Situs	00216 SW SECOND ST													
Subdivision	LAVERNE ORIG.													
Lot/Block	0017 / 0039	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
HOUSE 3/1/2023														
Legal Description Lat/Long: 36.71203969 -99.89998868														
LAWERNE ORIG. BLOCK 39 LOTS 17-18-19 BOOK 755 PAGE 138														
Building Permits														
<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 colspan="5"> </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					
					755/138	GARCIA, JUAN AND	09/11/2020	50,000	PQ					
					685/576	TREAT, HAZEL B. (TRUS	11/30/2012	19,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap	2021	Land Value	4,200	4,200	12%	504	Assessed	5,952	399.91					
Year Frozen		Improvements	45,406	45,406		5,448	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	49,606	49,606		5,952	Total Taxable	5,952	400.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005934	MACARIO, TOMAS CHAN	202	49,606	0	5,780	388.00							
2024	2024-300005934	MACARIO, TOMAS CHAN	202	52,185	0	5,505	366.00							
2023	2023-300005934	MACARIO, TOMAS CHAN	202	43,688	0	5,243	352.00							
2022	2022-300005934	MACARIO, TOMAS CHAN	202	43,688	0	5,243	355.00							
2021	2021-300005934	MACARIO, TOMAS CHAN	202	43,688	0	5,243	362.00							
2020	2020-300005934	MACARIO, THOMAS CHAN	202	43,688	0	5,243	355.00							
2019	2019-0005934	GARCIA, JUAN AND	202	44,580		5,350	319.00							
2018	2018-0005934	GARCIA, JUAN AND	202	49,005		5,881	351.00							
2017	2017-0005934	GARCIA, JUAN AND	202	47,993		5,759	344.00							
2016	2016-0005934	GARCIA, JUAN AND	202	49,731		5,968	356.00							
2015	2015-0005934	GARCIA, JUAN AND	202	56,070		5,995	358.00							
2014	2014-0005934	GARCIA, JUAN AND	202	26,297		2,395	143.00							
2013	2013-0005934	GARCIA, JUAN AND	202	19,000		2,280	136.00							



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
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



HOUSE 3/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.75 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	ROOF -
Year/Eff Age	1950 / 80

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	40,157		
Lot Value	4,200		
Indicated Value	44,357	23.80	Per SqFt
Agland Value			
Site Improvements	3,602		
Total Value	47,959	25.73	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	80.11	Total Misc Impr	+ 3,830
Roofing Adj	+ 3.78	Garage Cost	+ 0
Subfloor Adj	+ -1.56	Total RCN	= 182,532
Heat/Cool Adj	+ 10.27	Depreciation (78%)	- 142,375
Plumbing Adj	+ 3.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 40,157
Adj Base Cost	= 95.87	Lot Value	+ 4,200
Total Area	x 1,864	Indicated Value	= 44,357
Adjusted Cost	= 178,702	Value Per SqFt	23.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	4961	20x5		100	38.30		3,830



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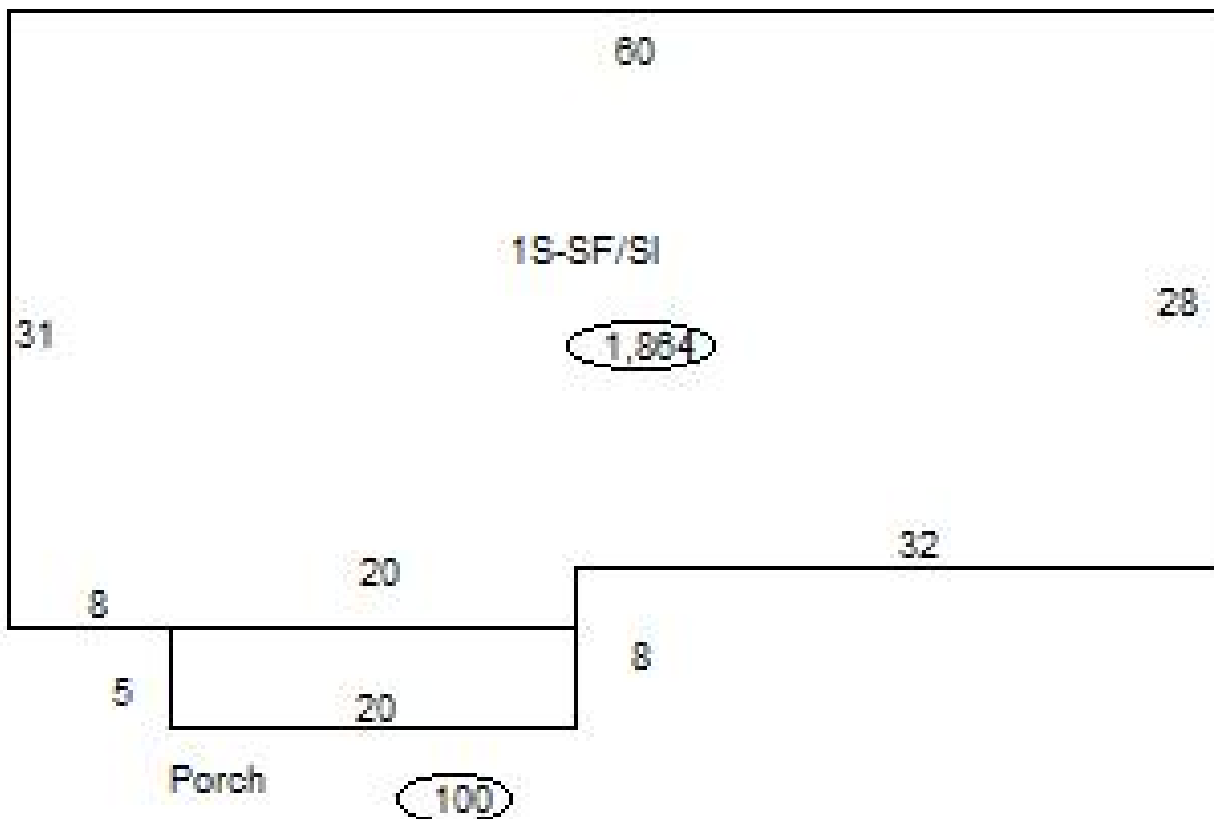
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Sketch Image

300005934



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,864	1.000	1,864
2	M	RSPC		20	Porch	100	1.000	100
Total Building Area						1,864		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	18x12x8		Composition Roll	216	
	Qual 3	Cond 3	Year 2015	Eff Age 11			
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
		Base Cost (20.27 x 216)	4,378		4,378	1,926	2,452
	PACN	Paving - Concrete / DRIVEWAY	40x30x0			1,200	
	Qual 3	Cond 3	Year 1960	Eff Age 66			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.05 x 1,200)	4,860		4,860	3,888	972
		PACN	Paving - Concrete / SIDEWALK	34x4x0		136	
		Qual 3	Cond 3	Year 1960	Eff Age 66		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (6.55 x 136)	891		891	713	178