



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 300005942 Parcel ID 2001-00-040-017-0-001-00 Cadastral ID 2001-040-017-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 202 - 1T-LAVERNE-C Name ID 15076 ECHEVARIA, SALVADOR & ROSA GARCIA 116 SW 2ND STREET LAVERNE OK 73848-0000 Parcel Location Situs 00116 SW SECOND ST Subdivision LAVERNE ORIG. Lot/Block 0017 / 0040 Parcel Size 4 - Lots Sec/Twn/Rng / / / Neighborhood - School District 1-LAVERN - 1-LAVERNE					<p>2001-00-040-017-0-001-00 07-01-2020</p> <p>f:\pictures\2001-00-040-017-0-001-00-001-000-002.jpg 1/6/2023</p>																																																																																																																			
Legal Description Lat/Long: 36.71405695 -99.89986676 LAVERNE ORIG. BLOCK 40 LOTS 15-16-17-18																																																																																																																								
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-040-017-0-001-00 07-01-2020</p> <p>f:\pictures\2001-00-040-017-0-001-00-001-000-002.jpg 1/6/2023</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	13,997.00 x .40 = 5,599	
Factor Value		
Adjustments		
Lot Value	5,599	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,050 / 2,974
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	294 Built-In Garage
Remodel	ROOF -
Year/Eff Age	1930 / 68

Cost Approach		Manual :	
Base Cost	69.03	Total Misc Impr	+ 13,049
Roofing Adj	+ 3.07	Garage Cost	+ 7,976
Subfloor Adj	+ 0.00	Total RCN	= 277,265
Heat/Cool Adj	+ 10.77	Depreciation (68%)	- 188,540
Plumbing Adj	+ 3.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,725
Adj Base Cost	= 86.16	Lot Value	+ 5,599
Total Area	x 2,974	Indicated Value	= 94,324
Adjusted Cost	= 256,240	Value Per SqFt	31.72

GRM Approach
GRM Code
Gross Rent
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables
Selection Model
Adjustment Model
Comparables
Indicated Value

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	88,725	
Lot Value	5,599	
Indicated Value	94,324	31.72 Per SqFt
Agland Value		
Site Improvements	90,041	
Total Value	184,365	61.99 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALS	Balcony - Steel/Concrete	4998	44x8		352	37.07		13,049



Harper

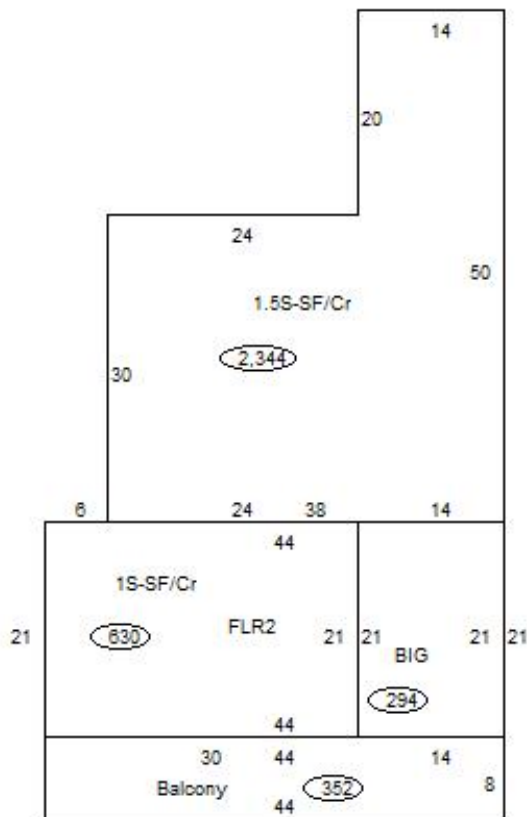
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5S-SF/Cr	1,420	1.651	2,344
2	R	1	Crawl	20	1S-SF/Cr	630	1.000	630
3	G	8		20	BIG	294	1.000	294
4	M	BALS		20	Balcony	352	1.000	352
5	U	^UL		20	FLR2	924	1.000	924
Total Building Area						2,050		2,974



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete/ DRIVEWAY	95x45x0			4,275
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (3.77 x 4,275)	16,117	16,117	5,157	10,960
	PACN	Paving - Concrete /SIDEWALK EAST OF HOUS	20x4x0			80
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (7.35 x 80)	588	588	188	400
	PACN	Paving - Concrete /E-W SIDEWALK	10x4x0			40
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (7.93 x 40)	317	317	101	216
	PACN	Paving - Concrete / SIDEWALK BEHIND HOUS	20x4x0			80
	Qual 3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
		Base Cost (7.35 x 80)	588	588	188	400
	GRDT	Garage - Detached	40x30x10		Formed Metal	1,200
	Qual 4	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
		Base Cost (46.20 x 1,200)	55,440	55,440	6,098	49,342
	MGWH	HOUSE IN BACK YARD	30x16x8		Composition Roll	480
	Qual 5	Cond 6	Year 1940	Eff Age 34		
		Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
		Base Cost (54.49 x 480)	26,155	39,611	65,766	27,622
		Warm & Cooled Air	Total Area			2,885
		Residential Living Area	Area	510		36,726
	SHDS	Yard Shed - Wood/ BY BUNKH	20x15x8		Composition Roll	300
	Qual 3	Cond 3	Year 1940	Eff Age 86		
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (18.35 x 300)	5,505	5,505	4,404	1,101