



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:23  
Page 1

Assessment Data					Primary Image									
Account	300005982													
Parcel ID	2001-00-044-013-0-002-00													
Cadastral ID	2001-044-013-00-0-002-00													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	2											
Tax Area	202 - 1T-LAVERNE-C													
Name ID	15102													
RIOJAS, HECTOR, ETAL														
P O BOX 1072 LAVERNE OK 73848-0000														
Parcel Location														
Situs	00117 S BROADWAY													
Subdivision	LAVERNE ORIG.													
Lot/Block	0013 / 0044	Parcel Size	1 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	200100 - LAVERNE ORIG\MULTI													
School District	1-LAVERN - 1-LAVERNE													
SHED 2/1/2024														
Legal Description Lat/Long: 36.70787258 -99.89600378														
LAVERNE ORIG BLOCK 44 LOTS E2 13-14-15														
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> </td><td> </td><td> </td><td> </td><td> </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					
					721/347	PONCE, CRISTINA	11/17/2016	25,000	Q					
					692/99	BTB PROPERTY MANAGEMENT,	08/29/2013	10,000	PQ					
					669/377	BOWKER, JAMES &	06/16/2011	15,000	21					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	3,920	3,920	12%	470	Assessed	3,987	267.89					
Year Frozen		Improvements	30,748	29,306		3,517	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	34,668	33,226		3,987	Total Taxable	3,987	268.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005982	RIOJAS, HECTOR, ETAL	202	34,668	0	3,797	255.00							
2024	2024-300005982	RIOJAS, HECTOR, ETAL	202	37,912	0	3,616	241.00							
2023	2023-300005982	RIOJAS, HECTOR, ETAL	202	34,535	0	3,444	231.00							
2022	2022-300005982	RIOJAS, HECTOR, ETAL	202	27,337	0	3,280	222.00							
2021	2021-300005982	RIOJAS, HECTOR, ETAL	202	28,815	0	3,457	239.00							
2020	2020-300005982	RIOJAS, HECTOR, ETAL	202	28,083	0	3,370	228.00							
2019	2019-0005982	RIOJAS, HECTOR, ETAL	202	27,593		3,308	197.00							
2018	2018-0005982	RIOJAS, HECTOR, ETAL	202	27,593		3,150	188.00							
2017	2017-0005982	RIOJAS, HECTOR, ETAL	202	27,037		3,000	179.00							
2016	2016-0005982	PONCE, CRISTINA	202	8,810		1,057	63.00							
2015	2015-0005982	PONCE, CRISTINA	202	10,000		1,200	72.00							
2014	2014-0005982	PONCE, CRISTINA	202	10,000		1,200	72.00							
2013	2013-0005982	PONCE, CRISTINA	202	41,832		693	41.00							



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:23  
Page 2

Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 3920</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4,900.00 x .80 = 3,920</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 3,920</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area 1,250</p> <p>Total Base Value 130,213</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 130,213</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 28,647</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 28,647</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 510</p> <p>Total Improvement Value 29,157</p> <p>Land Value 3,920</p> <p>Cost Approach Value 33,077 26.46/SqFt</p>	<p>Image ID 27917</p> <p>Image Date 2/1/2024</p> <p>Name 002.JPG</p> <p>Description SHED</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 510</p> <p>Land Value 3,920</p> <p>Total Appraised Value 33,077 26.46/SqFt</p>	



Harper

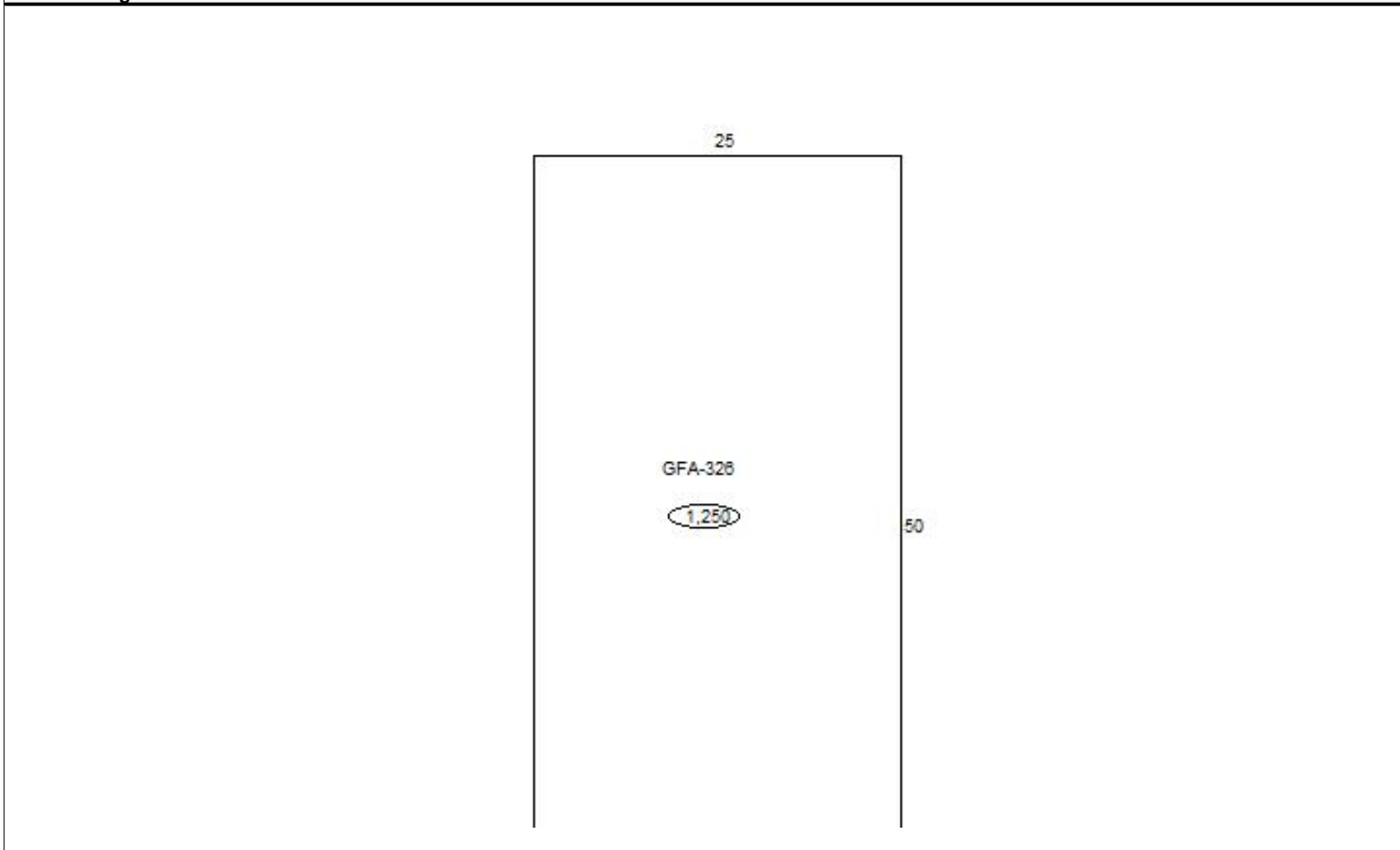
Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:23  
Page 3

Sketch Image

300005982



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		13	GFA-326	1,250	1.000	1,250
<b>Total Building Area</b>						1,250		1,250



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
Time 07:15:23  
Page 4

Account 300005982  
Parcel ID 2001-00-044-013-0-002-00  
Cadastral ID 2001-044-013-00-0-002-00

Tax Area Code 202  
Property Class UC  
Owners Name RIOJAS, HECTOR, ETAL

### Building Data

Building ID 147  
Building Sequence 1  
Occupancy 1 326 Storage Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,250  
Average Perimeter 150  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1955  
Effective Age 68  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3.2 - Average  
Condition 3.2 - Average  
Exterior Wall 83 - Stud Block Veneer  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description VI AREA 2  
Base Cost 42.39  
Wall Cost 61.78  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 104.17  
Total Area 1,250  
Base RCN 130,213  
Misc Impr Value

Manual Date  
Base Year 2026  
Modifier Value  
Total Replacement Cost 130,213  
Physical Depreciation 78%  
Functional Depreciation  
Total Depreciation 78% (101,566)  
Total RCNLD 28,647  
Lump Sums  
Total Building Value 28,647 \$ 22.92 Per SqFt



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor


Date 02/06/2026

Time 07:15:23

Page 5

300005982

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Concrete Paving	25x3x0			75
	Qual	4	Cond 4	Year 2020	Eff Age 5	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.31 x 75)		698	188	510
<b>Total Site Improvement Value</b>						<b>510</b>