




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006017 <b>Parcel ID</b> 2001-00-047-016-0-001-00 <b>Cadastral ID</b> 2001-047-016-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25072 FLORES, RICARDO AYALA AND ELSA BERNAL VILCHIS  316 SW 1ST STREET LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00316 SW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0016 / 0047 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>2001-00-047-016-0-001-00 02/28/23</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71049274 -99.90072322 LAVERNE ORIG BLOCK 47 LOTS 16-17-18 BOOK 767 PAGE 577										<b>HOUSE</b> 3/1/2023																																																																																																															
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	270 Total
Garage Type	336 Detached Garage - Finished
Remodel	
Year/Eff Age	1940 / 86

HOUSE	3/1/2023
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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	81.50	Total Misc Impr	+ 3,629
Roofing Adj	+ 3.94	Garage Cost	+ 15,286
Subfloor Adj	+ 0.00	Total RCN	= 180,977
Heat/Cool Adj	+ 10.77	Depreciation ( 80%)	- 144,781
Plumbing Adj	+ 4.20	Lump Sums	+ 0
Basement Adj	+ 6.21	RCNLD	= 36,196
Adj Base Cost	= 106.62	Lot Value	+ 4,200
Total Area	x 1,520	Indicated Value	= 40,396
Adjusted Cost	= 162,062	Value Per SqFt	26.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,196		
Lot Value	4,200		
Indicated Value	40,396	26.58	Per SqFt
Agland Value			
Site Improvements	8,598		
Total Value	48,994	32.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	8614	10x5		50	40.30		2,015
RSPC	Raised Slab Porch - Covered	8615	8x5		40	40.35		1,614



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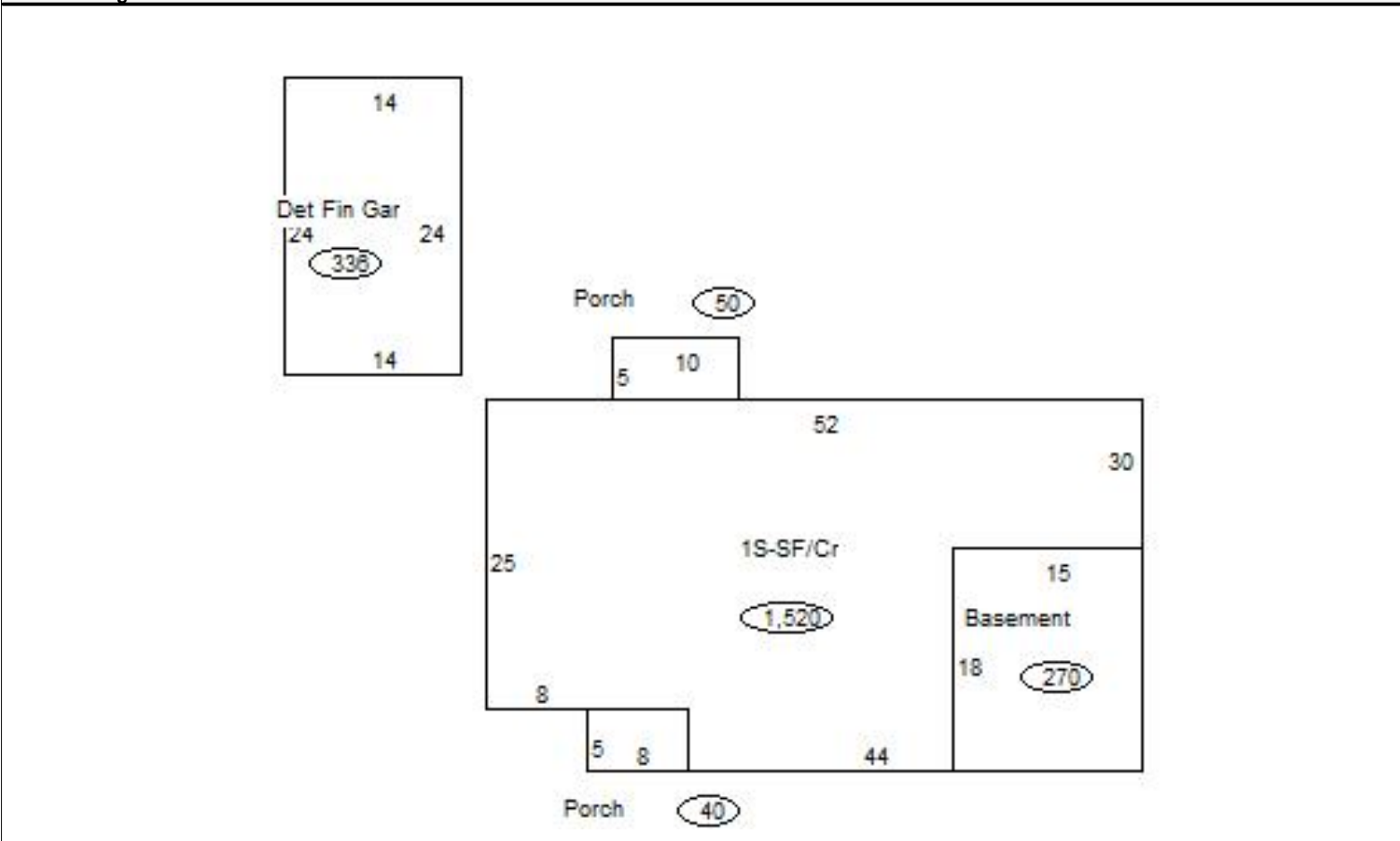
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Sketch Image

300006017



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,520	1.000	1,520
2	M	RSPC		20	Porch	50	1.000	50
3	M	RSPC		20	Porch	40	1.000	40
4	B	1		20	Basement	270	1.000	270
5	G	6		20	Det Fin Gar	336	1.000	336
<b>Total Building Area</b>						1,520		1,520



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	24x24x14		Formed Metal	576	
	Qual 3	Cond 2	Year 2006	Eff Age	24		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.88 x 576)	16,059		16,059	8,511	7,548
	PAVA	Paving - Asphalt / SHED DRIVEWAY	50x8x0			400	
	Qual 3	Cond 3	Year 2005	Eff Age	21		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.47 x 400)	1,788		1,788	1,430	358
	PATO	Patio - Open	10x8x0			80	
	Qual 3	Cond 3	Year 1990	Eff Age	36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.78 x 80)	782		782	626	156
	PAVA	Paving - Asphalt / GARAGE DRIVEWAY	75x8x0			600	
	Qual 3	Cond 3	Year 1940	Eff Age	86		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.47 x 600)	2,682		2,682	2,146	536

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