



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 07:16:06  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006029 <b>Parcel ID</b> 2001-00-048-013-0-001-00 <b>Cadastral ID</b> 2001-048-013-00-0-001-00 <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> 25649 LOPEZ, EVALINA  P O BOX 542 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00424 SW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0013 / 0048 <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>2001-00-048-013-0-001-00_002.JPG 2/28/2023</p>																																																																																																																				
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 140	 <p>2001-00-048-013-0-001-00 02/28/23</p> <p>2001-00-048-013-0-001-00_002.JPG 2/28/2023</p>
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, Siding, Vinyl
Base/Total Area	1,264 / 1,264
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	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1940 / 67

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	86.55	Total Misc Impr	+ 10,238
Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 144,829
Heat/Cool Adj	+ 10.77	Depreciation ( 68%)	- 98,484
Plumbing Adj	+ 5.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 46,345
Adj Base Cost	= 106.48	Lot Value	+ 4,200
Total Area	x 1,264	Indicated Value	= 50,545
Adjusted Cost	= 134,591	Value Per SqFt	39.99

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	46,345	
Lot Value	4,200	
Indicated Value	50,545	39.99 Per SqFt
Agland Value		
Site Improvements	2,158	
Total Value	52,703	41.70 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	5170	20x18		360	9.67		3,481
PATO	Slab Porch - Open	8687	8x5		40	9.78		391
RSPC	Raised Slab Porch - Covered	8688	20x8		160	39.79		6,366



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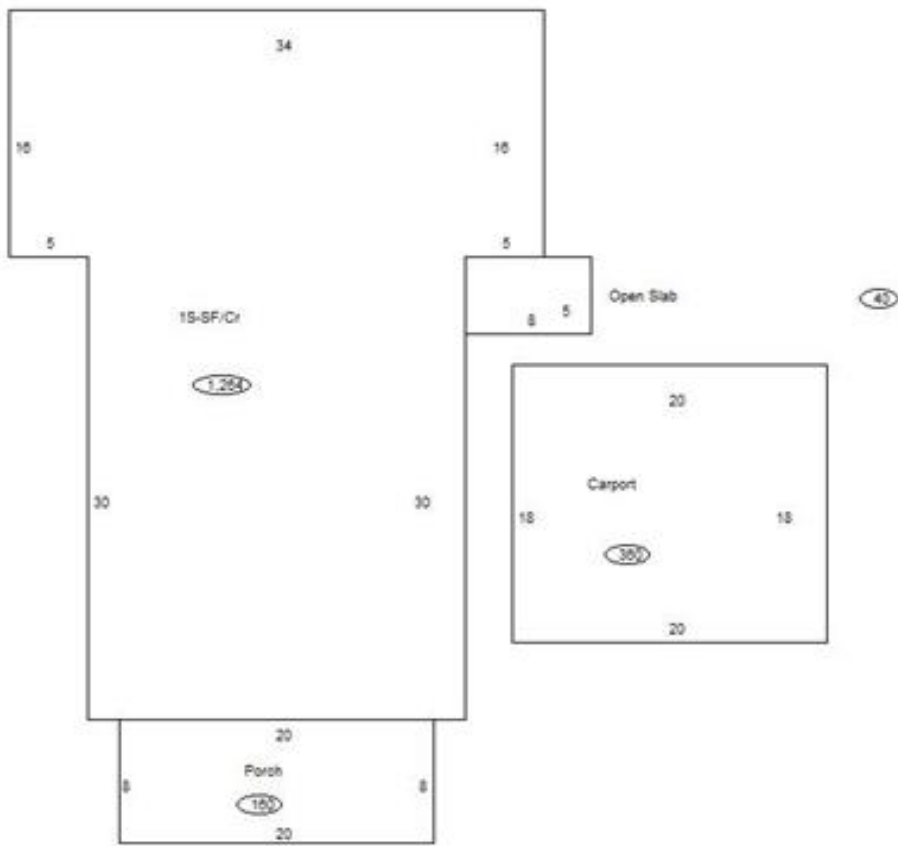
Date 02/06/2026

Time 07:16:06

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### Sketch Image

300006029



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,264	1.000	1,264
2	M	CPDT		10	Carport	360	1.000	360
3	M	PATO		10	Open Slab	40	1.000	40
4	M	RSPC		10	Porch	160	1.000	160
<b>Total Building Area</b>						1,264		1,264



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PATO	Patio - Open	32x20x0			640		
	Qual	3	Cond	3	Year	2014	Eff Age	12

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (7.33 x 640)	4,691		4,691	2,533	2,158