



# 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	300006032			<p>2001-00-048-020-0-001-00_005.JPG 2/28/2023</p>							
Parcel ID	2001-00-048-020-0-001-00										
Cadastral ID	2001-048-020-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UR	VI Area	1								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	15138										
SICAJAU, TOMAS & ELIZABETH MARROQUIN											
PO BOX 818 LAVERNE OK 73848-0000											
Parcel Location											
Situs	00412 SW FIRST ST										
Subdivision	LAVERNE ORIG.										
Lot/Block	0020 / 0048	Parcel Size	5 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description	Lat/Long: 36.71002571 -99.90015237			Building Permits							
LAVERNE ORIG BLOCK 48 LOTS 20 THRU 24				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					746/101	KOINZAN, BRAYDN	07/22/2019	18,000	04		
					704/588	WORTH, CLINTON R. & (LIFE	01/08/2015	39,000	QV		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2020	Land Value	7,000	7,000	12%	840	Assessed	4,541	305.11		
Year Frozen		Improvements	10,426	10,426		1,251	Penalty	0			
Uncapped Value	0	Mobile Home	20,418	20,418		2,450	Exemption	0	0.00		
TIF Project ID	0	Total Value	37,844	37,844		4,541	Total Taxable	4,541	305.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300006032	SICAJAU, TOMAS &			202	37,844	0	4,390	295.00		
2024	2024-300006032	SICAJAU, TOMAS &			202	39,740	0	4,181	278.00		
2023	2023-300006032	SICAJAU, TOMAS &			202	33,181	0	3,982	267.00		
2022	2022-300006032	SICAJAU, TOMAS &			202	33,181	0	3,982	270.00		
2021	2021-300006032	SICAJAU, TOMAS &			202	33,181	0	3,982	275.00		
2020	2020-300006032	SICAJAU, TOMAS &			202	33,181	0	3,982	270.00		
2019	2019-0006032	SICAJAU, TOMAS &			202	34,753		4,170	249.00		
2018	2018-0006032	KOINZAN, BRAYDN			202	37,495		4,499	269.00		
2017	2017-0006032	KOINZAN, BRAYDN			202	39,000		4,680	279.00		
2016	2016-0006032	KOINZAN, BRAYDN			202	39,000		4,680	279.00		
2015	2015-0006032	KOINZAN, BRAYDN			202	24,543		1,487	89.00		
2014	2014-0006032	WORTH, CLINTON R. & (LIFE EST)			202	24,543		1,487	89.00		
2013	2013-0006032	WORTH, CLINTON R. & (LIFE EST)			202	24,543		1,487	89.00		



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Lot Data		Square-Foot - LAVERNE ORIGMULTI
Lot Size	125	x 140
Lot Count		
Units Buildable	7000	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	17,500.00 x .40 = 7,000	
Factor Value		
Adjustments		
Lot Value	7,000	



Residential Data	
Type	6 Mobile Home 80 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	750 Detached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1979 / 36

### 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	25,188		
Lot Value	7,000		
Indicated Value	32,188	28.74	Per SqFt
Agland Value			
Site Improvements	3,168		
Total Value	35,356	31.57	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	50.63	Total Misc Impr	+ 4,818
Roofing Adj	+ 2.35	Garage Cost	+ 28,037
Subfloor Adj	+ 0.00	Total RCN	= 104,949
Heat/Cool Adj	+ 3.30	Depreciation ( 76%)	- 79,761
Plumbing Adj	+ 8.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,188
Adj Base Cost	= 64.37	Lot Value	+ 7,000
Total Area	x 1,120	Indicated Value	= 32,188
Adjusted Cost	= 72,094	Value Per SqFt	28.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	5180	20x8		160	23.91		3,826
RSPC	Raised Slab Porch - Covered	5181	8x5		40	24.80		992



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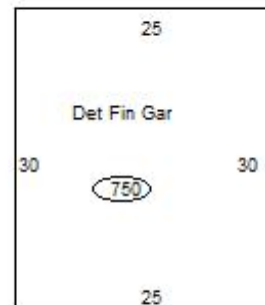
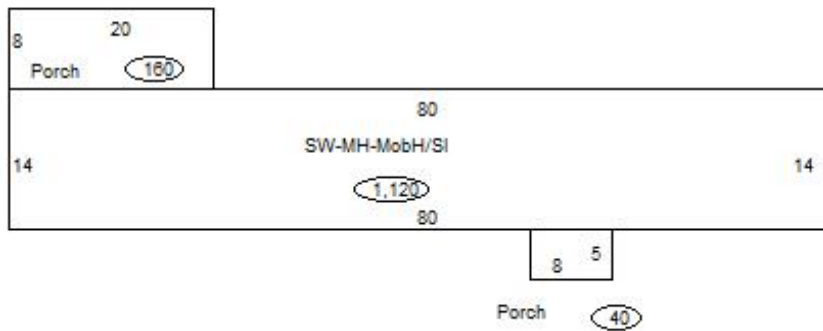
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Slab	20	SW-MH-MobH/SI	1,120	1.000	1,120
2	M	RSPC		20	Porch	160	1.000	160
3	M	RSPC		20	Porch	40	1.000	40
4	G	6		20	Det Fin Gar	750	1.000	750
<b>Total Building Area</b>						1,120		1,120



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	20x12x6		Galvanized Metal	240	
	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 (19.75 x 240)	4,740		4,740	3,792	948
	PACN	Paving - Concrete / SIDEWALK	34x4x0			136	
	Qual	3	Cond 3	Year 1979	Eff Age 47		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.55 x 136)	891		891	713	178
	PAVA	Paving - Asphalt	120x12x0			1,440	
	Qual	3	Cond 3	Year 1979	Eff Age 47		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.76 x 1,440)	5,414		5,414	4,331	1,083
	PAVA	Paving - Asphalt	46x20x0			920	
	Qual	3	Cond 3	Year 1979	Eff Age 47		
	<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 920)	4,112		4,112	3,290	822
	PACN	Paving - Concrete / DRIVEWAY	16x6x0			96	
	Qual	3	Cond 3	Year 1979	Eff Age 47		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.12 x 96)	684		684	547	137