




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300006045 <b>Parcel ID</b> 2001-00-051-001-0-001-00 <b>Cadastral ID</b> 2001-051-001-00-0-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 202 - 1T-LAVERNE-C <b>Name ID</b> 25670 GUERRERO, EDGAR VELAZQUEZ AND MARIA ISABEL MORENO RAMOS  PO BOX 447 LAVERNE OK 73848-  <b>Parcel Location</b> <b>Situs</b> 00401 NW FIRST ST <b>Subdivision</b> LAVERNE ORIG. <b>Lot/Block</b> 0001 / 0051 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> / / / <b>Neighborhood</b> 200100 - LAVERNE ORIG\MULTI <b>School District</b> 1-LAVERN - 1-LAVERNE					 <p>FRONT OF HOUSE 4/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.71347572 -99.89695673 LAVERNE ORIG BLOCK 51 LOTS 1-2 BOOK 786 PAGE 540																																																																																																																									
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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	50 x 140	<p>2001-00-051-001-0-001-00 04/23/25</p>
Lot Count		
Units Buildable	2800	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,000.00 x .40 = 2,800	
Factor Value		
Adjustments		
Lot Value	2,800	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,289 / 1,289
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	360 Total, 360 Partition
Garage Type	276 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1950 / 54



GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	86.07	Total Misc Impr	+ 13,449
Roofing Adj	+ 4.11	Garage Cost	+ 8,936
Subfloor Adj	+ 0.00	Total RCN	= 179,501
Heat/Cool Adj	+ 10.77	Depreciation ( 58%)	- 104,111
Plumbing Adj	+ 4.95	Lump Sums	+ 0
Basement Adj	+ 16.00	RCNLD	= 75,390
Adj Base Cost	= 121.89	Lot Value	+ 2,800
Total Area	x 1,289	Indicated Value	= 78,190
Adjusted Cost	= 157,116	Value Per SqFt	60.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,390		
Lot Value	2,800		
Indicated Value	78,190	60.66	Per SqFt
Agland Value			
Site Improvements	2,025		
Total Value	80,215	62.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1950	1	4,783.32	4,783
PRCH	Slab Porch - Covered	5209	5x5	1950	25	22.87		572
WODC	Wood Deck - Covered	5211	144		144	37.06		5,337
CPAT	Carport - Attached	8033	23x13	1980	299	9.22		2,757



Harper

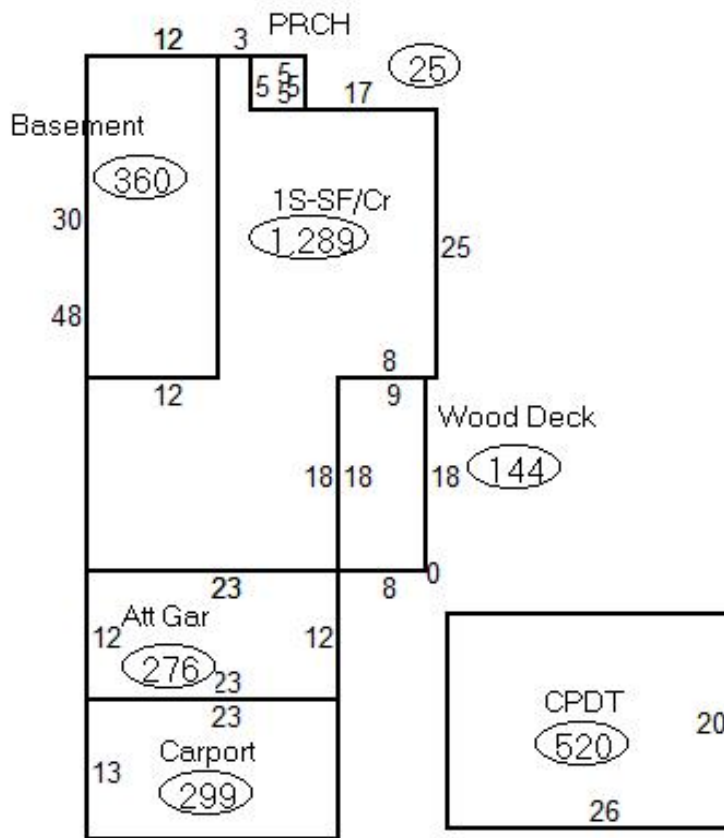
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	25	1.000	25
2	B			20	Basement	360	1.000	360
3	M	WODC		20	Wood Deck	144	1.000	144
4	G	1		20	Att Gar	276	1.000	276
5	R	1	Crawl	20	1S-SF/Cr	1,289	1.000	1,289
6	M	CPAT		20	Carport	299	1.000	299
7	O	CPDT		20	CPDT	520	1.000	520
<b>Total Building Area</b>						1,289		1,289



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached on Sketch	20x26x8	Base		520	
	Qual	3	Cond 3	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (7.94 x 520)	4,129		4,129	2,477	1,652
	PACN	Paving - Concrete Walk	29x3x0			87	
	Qual	3	Cond 2	Year 1970	Eff Age 67		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (7.26 x 87)	632		632	506	126
	PACN	Paving - Concrete Drive	32x8x0			256	
	Qual	3	Cond 3	Year 1970	Eff Age 56		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.82 x 256)	1,234		1,234	987	247